



50 Battery Hill, Bishops Waltham - SO32 1BT  
£300,000

WHITE & GUARD

# 50 Battery Hill

Bishops Waltham, Southampton

## INTRODUCTION

A three bedroom terraced house positioned in a quiet Bishops Waltham cul-de-sac with a double driveway. Across the ground floor the property offers a well-appointed and spacious kitchen dining room, living room and ground floor WC. The first floor provides three bedrooms and a family bathroom including a large master bedroom. Externally the spacious rear garden has a decking terrace and lawn.

## LOCATION

Bishops Waltham is a pretty market town and offers a broad range of shops and amenities. The neighbouring village of Botley is also close by, which has a mainline railway station, with both the Cathedral City of Winchester and Southampton Airport also just under half an hour away and all main motorway access routes are also being within easy reach.

- COUNCIL TAX BAND B
- EPC RATING C
- FREEHOLD
- THREE BEDROOM TERRACED HOME
- MODERN KITCHEN DINING ROOM
- CLOAKROOM
- DRIVEWAY WITH OFF ROAD PARKING
- GOOD SIZE REAR GARDEN





## INSIDE

A double glazed front door opens into the well-presented entrance hall, which has stairs leading to the first floor and a door opens to a conveniently located ground floor cloakroom. A door way from the hall opens into the lounge, the well presented room has large double glazed windows to the front aspect providing plenty of natural light and is laid to wood effect floor. Set a cross the rear of the house is a modern kitchen dining room with double glazed French doors that open and to the decking terrace. The kitchen itself comprises a matching range of wall and base level work units with fitted work surfaces over that incorporate an inset stainless steel sink and drainer, induction hob and electric oven. Furthermore, there is an integrated dishwasher, space and plumbing for a washing machine and fridge freezer.

The first floor landing provides access to the loft space and all accommodation. Set at the front of the property is a substantial master bedroom which provides plenty of space for freestanding bedroom furniture. Bedroom two is also a double room that overlooks the rear garden and has a recess space for a large wardrobe. Bedroom three is a well proportioned single room / nursery and completing the first floor space is a family bathroom, comprising a panel enclosed bath with rainfall shower head over, WC and wash hand basin.



## OUTSIDE

To the front of the house a dropped kerb provides vehicular access to a double driveway. The generous size rear garden has a decking terrace extending from the rear of the house and steps down to an area laid to lawn. A passageway between running between the adjoining neighbour provides convenient pedestrian access to the front of the property.

## SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband: Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

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## ANTI-MONEY LAUNDERING REGULATIONS

**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

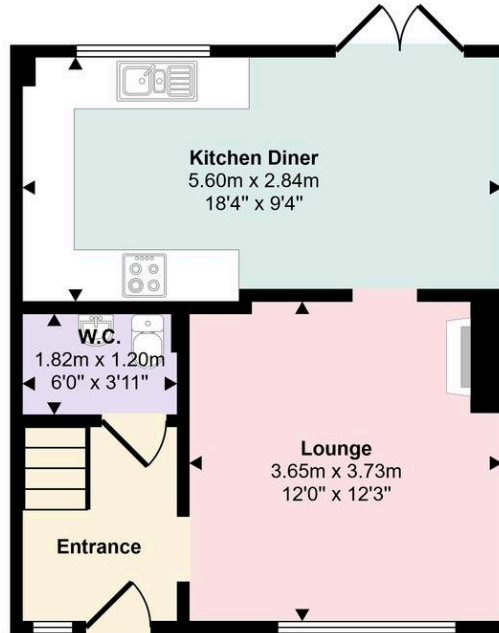
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These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

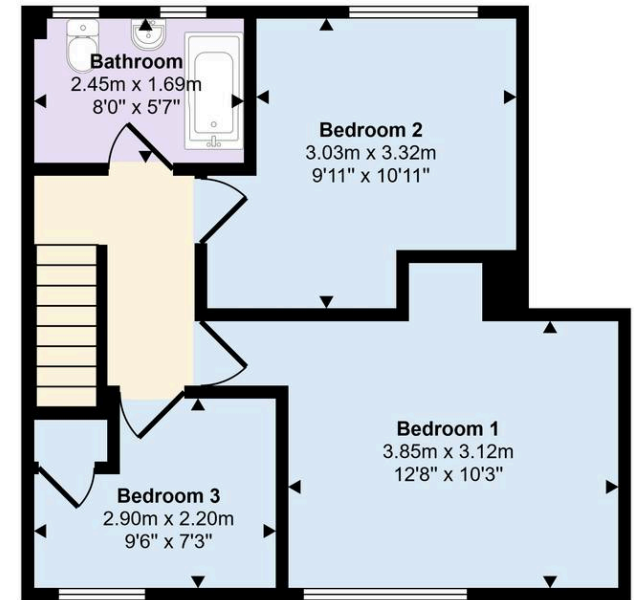
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Approx Gross Internal Area  
78 sq m / 841 sq ft



Ground Floor  
Approx 37 sq m / 398 sq ft



First Floor  
Approx 41 sq m / 444 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.