



59 Churchill Avenue, Bishops Waltham - SO32 1DA
£350,000

WHITE & GUARD

59 Churchill Avenue

Bishops Waltham, Southampton

Located within walking distance to Bishops Waltham centre and offered for sale with no forward chain, is this three / four bedroom link detached home with a driveway. Presented in fully refurbished order the property showcases a newly fitted kitchen and bathroom as well as having been re-decorated and re-carpeted throughout. The well-proportioned living accommodation includes a lounge, kitchen dining room and bed four / office which forms part of a garage conversion. Externally the rear garden has been landscaped to provide an Indian sandstone patio terrace and a well maintained lawn.

LOCATION

The beautiful market town of Bishops Waltham offers a selection of shops and amenities and is surrounded by the South Downs that provides a number of lovely walks. The village is also within half an hour of the Cathedral City of Winchester and Southampton Airport. All main motorway access routes and also within easy reach for journeys to Portsmouth. Southampton, Chichester, Guildford and London. Botley railway station also benefits from being 10 minutes away which is also a mainline station.

- WINCHESTER COUNCIL BAND D
- EPC RATING C
- FREEHOLD
- NO FORWARD CHAIN
- THREE/FOUR DETACHED HOME
- FULLY REFURBISHED AND NEW CARPETS THROUGHOUT
- KITCHEN DINING ROOM
- LANDSCAPED REAR GARDEN
- OFF ROAD PARKING





INSIDE

A double glazed front door opens into an enclosed entrance porch which has a fitted cupboard to one side which houses the meters. An internal door opens to the spacious lounge which has a double glazed window to the front elevation and radiator to one wall. Set at the rear of the house is the kitchen dining room, having been newly installed the kitchen comprises a range of matching white gloss wall and base units with fitted work surfaces over which incorporate an inset stainless steel sink and drainer, induction hob and electric oven. Space is provided for a fridge freezer and washing machine. The room extends into the dedicated dining area which also has further fitted counter tops providing breakfast bar seating, while double glazed French doors open onto the attractive landscaped garden. A door to one side opens to the fourth bedroom / office or could easily be utilised as a play room or additional reception room. On the first floor the spacious landing leads to all the principal accommodation which includes a master bedroom with fitted wardrobes, while bedrooms two and three allow for freestanding furniture. The well appointed family bathroom suite comprises a panel enclosed bath with mains shower over and fitted glass shower screen, WC, pedestal wash hand basin, heated towel rail and attractive tiling to the principal areas.

OUTSIDE

Externally a dropped kerb provides vehicular access to a driveway and in turn leads to a garage door. Due to the nature of the garage conversion a storage area is now retained to the front. The enclosed rear garden has been meticulously presented and offers a large Indian sandstone patio terrace which extends to a re-laid lawn which is enclosed via wood panel fencing. A gate to one side provides bin storage area for the property and side pedestrian access.



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 ; Superfast Fibre Broadband 60-80 Mbps download speed 19 20 Mbps upload speed. This is base on information provided by Openreach. There is FTTP broadband available with speeds up to 2Gbps upload and 2Gbps download available from trooti.co.uk.

T: 01489 893946

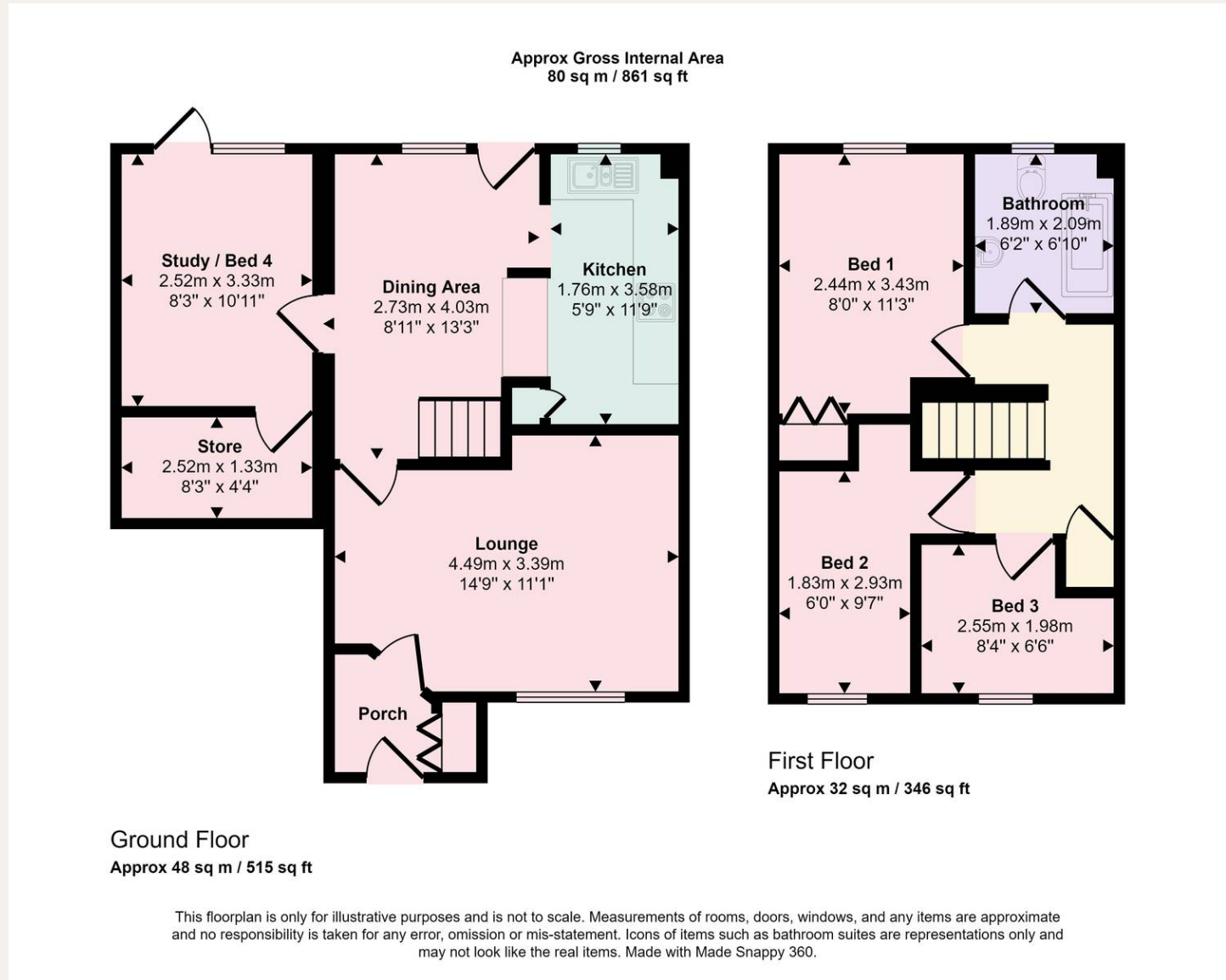
Brook House, Brook Street, Bishops Waltham, Southampton, Hampshire, SO32 1AX

E: bishopswaltham@whiteandguard.com

W: whiteandguard.com

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of 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.



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.