



2 Cunningham Avenue, Bishops Waltham - SO32 1DB  
In Excess of £250,000

WHITE & GUARD

# 2 Cunningham Avenue

Bishops Waltham, Southampton

## INTRODUCTION

This well-presented three-bedroom end-of-terrace home offers an excellent balance of comfort, practicality, and charm, making it an ideal choice for families, first-time buyers, or those seeking a peaceful village lifestyle. Thoughtfully maintained throughout, the property features a bright and welcoming lounge, a neat and fully functioning kitchen, three well-proportioned bedrooms, and a modern shower room. With the added benefits of a private rear garden, driveway parking, and a garage, this delightful home provides both convenience and space in equal measure.

## LOCATION

Situated in the highly desirable village of Bishops Waltham, the property enjoys a pleasant residential setting within easy reach of the village centre. Bishops Waltham is renowned for its characterful streets, historic charm, and strong community atmosphere. Residents benefit from a range of local shops, cafés, and everyday amenities, as well as nearby countryside walks and green spaces. The location also offers good access to surrounding towns and transport links, making it ideal for both local living and commuting.

- WINCHESTER COUNCIL BAND C
- FREEHOLD
- EPC RATING C
- THREE BEDROOM END OF TERRACE HOME
- NEUTRAL DECOR THROUGHOUT
- MODERN KITCHEN
- LOUNGE WITH FRENCH DOORS TO THE GARDEN
- SHOWER ROOM
- PRIVATE ENCLOSED SOUTH FACING GARDEN
- GARAGE AND DRIVEWAY



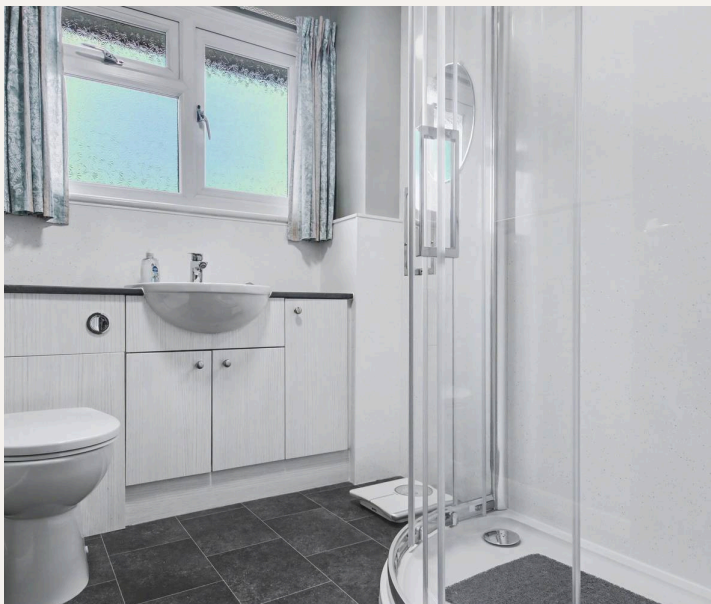


#### INSIDE

Stepping inside, the home immediately conveys a sense of warmth and care. The entrance leads through to a bright and airy lounge, a comfortable living space that invites relaxation and everyday family life. Natural light enhances the room, creating a pleasant environment for both quiet evenings and entertaining guests. The kitchen is neatly arranged and highly practical, offering ample storage and work surfaces while remaining functional and tidy – a space perfectly suited to daily cooking and family routines. Upstairs, three bedrooms provide flexible accommodation, whether for family living, a home office, or guest space. Each room is well maintained and filled with natural light, contributing to the overall sense of calm and order throughout the property. A modern shower room completes the upstairs accommodation, finished in a clean and practical style.

#### OUTSIDE

Externally, the property continues to impress. To the front, a private driveway provides convenient off-road parking and leads to a useful garage, offering additional storage or workshop potential. The rear garden is private and well-kept, providing an enjoyable outdoor space for relaxing, gardening, or spending time with family and friends. Whether enjoying a quiet morning coffee or hosting summer gatherings, the garden offers a pleasant extension of the living space and enhances the overall appeal of this attractive home.



## SERVICES:

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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**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 £40 + VAT for these checks per owner.

## DISCLAIMER

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.

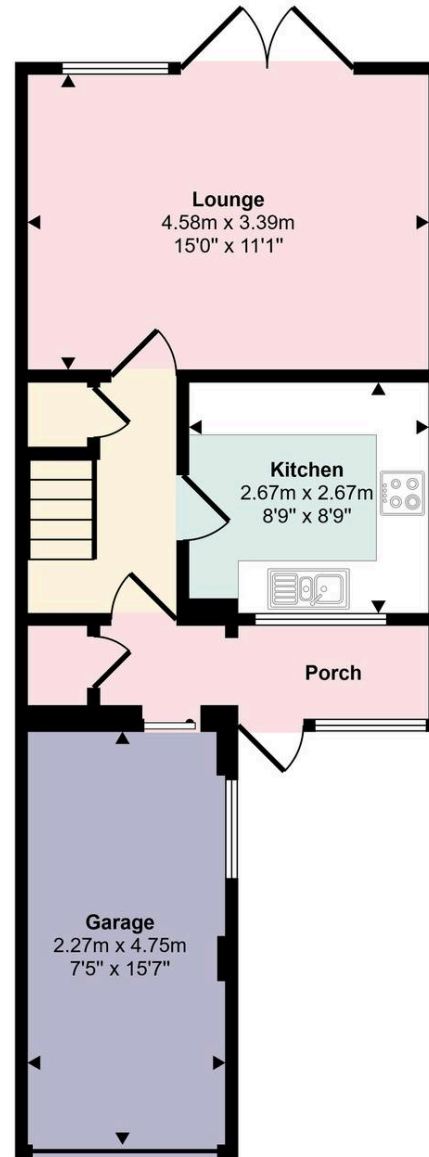
**rightmove** **OnTheMarket** **Zoopla**

**PRS** Property Redress Scheme

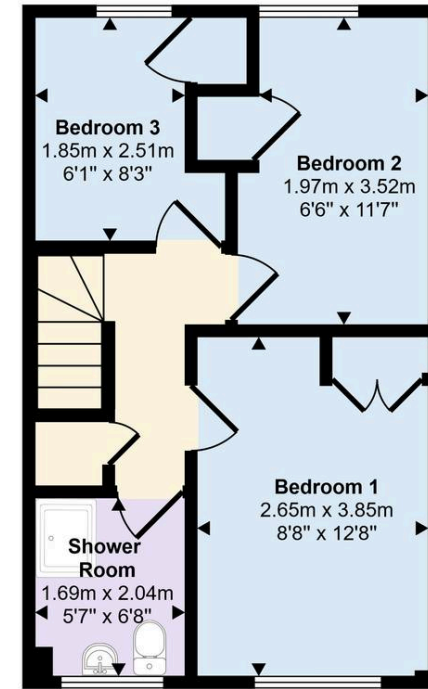
**relocation agent network**



Approx Gross Internal Area  
80 sq m / 857 sq ft



Ground Floor  
Approx 45 sq m / 486 sq ft



First Floor  
Approx 34 sq m / 371 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.