



# Gilberts Green

Shipton Bellinger, SP9 7YD  
Guide price £300,000

HUNTER MORGAN  
PROBATE PROPERTY EXPERTS







- Three Bedroom, Semi-Detached property
- Garage
- Villiage location
- Fantastic transport links
- Driveway
- No Chain



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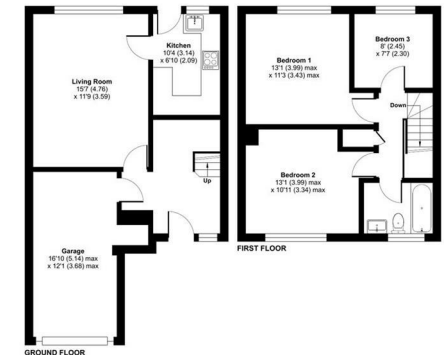


## Guide price £300,000

Nestled in the charming village of Shipton Bellinger, this delightful three bedroom, semi-detached house offers a perfect blend of comfort and convenience. Built in 1970, the property spans an impressive 947 square feet and is ideally situated for those seeking easy access to commuter routes, with the A303 and Grateley Train Station just a stone's throw away.

### Gilberts Green, Shipton Bellinger, Tidworth, SP9

Approximate Area = 789 sq ft / 73.3 sq m  
Garage = 151 sq ft / 14 sq m  
Total = 940 sq ft / 87.3 sq m  
For identification only - Not to scale



Plan also produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS) (December 2018). Produced by Hunter Morgan Ltd 10 Avenue Road, W1P 10000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>74</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Area Map

Floor Plan

Energy Efficiency Graph





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