

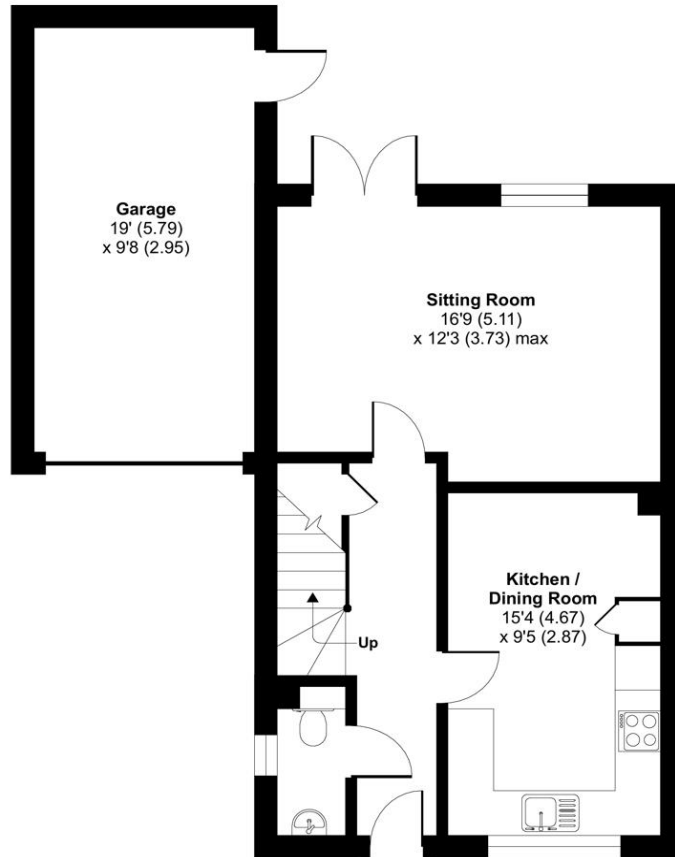


Edwards Close, Shedfield, Southampton, Hampshire, SO32 2HB

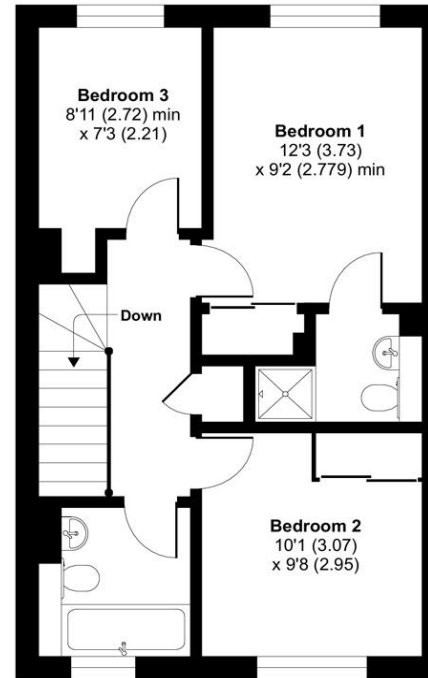


ACCOMMODATION

Wonderful opportunity to acquire an incredible three-bedroom semi-detached property situated in a quiet close within the tranquil village of Shedfield. This home has been presented to a premium quality and offers plenty of versatile living space. A light and spacious entrance hall greets you upon entering the home and opens up into the kitchen/dining room. The bespoke kitchen features a range of high-quality specification units. A spacious sitting room is located to the rear of the property and includes French doors that open out into the private garden. A handy cloakroom completes the downstairs accommodation. To the first floor, the principle bedroom is the highlight, featuring built-in wardrobes and an en-suite shower room. The two further bedrooms are both served by the modern family bathroom. The larger than expected south-westerly facing garden has been maintained to a high standard with a small patio area to enjoy the evening sun. There is a private driveway and garage to the side of the home which includes tandem parking for multiple vehicles.



GROUND FLOOR



FIRST FLOOR

Approximate Area = 948 sq ft / 88.1 sq m
 Garage = 184 sq ft / 17.1 sq m
 Total = 1132 sq ft / 105.2 sq m
 For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 89 |
| (69-80) | C | 78 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Charters Estate Agents Limited. REF: 1002390



SITUATION

Bishops Waltham is a small historic town situated at the head of the River Hamble and surrounded by many villages. It is home to the ruins of Bishops Waltham Palace, an English Heritage monument and a variety of convenient shops and traditional inns. The historic city of Winchester is only a short drive away, offering many impressive features and famous attractions. The Hampshire Bowman Public House which has an excellent local reputation for its fine ales & food is also close by.



SPECIFICATION

- Modern three bedroom semi detached
- Two bathrooms
- Garage and driveway for two cars
- Contemporary kitchen/breakfast room
- Good sized garden
- Quiet location

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

GUIDE PRICE

Asking Price £425,000

TENURE

Freehold

Monthly estate management charge £20

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.