



Garfield Road, Bishops Waltham, Hampshire, SO32 1AT



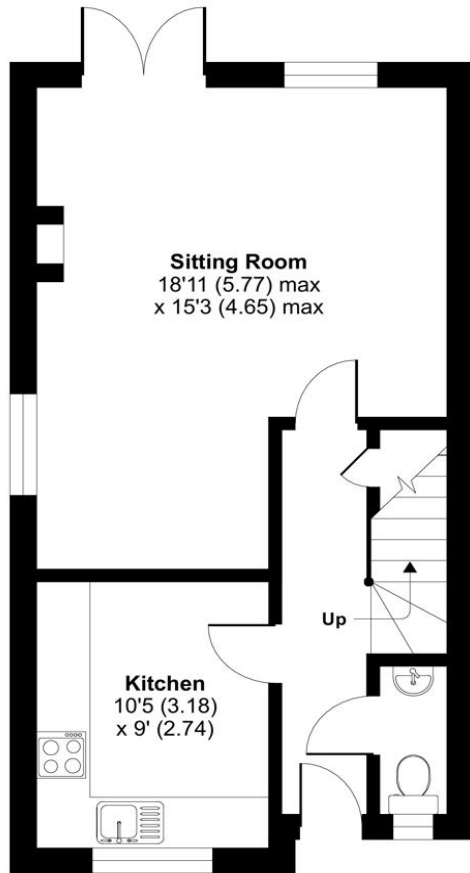
ACCOMMODATION

Set only a few minutes walk from the town centre, this rarely available three-bedroom semi-detached home could not be better positioned for life in the heart of Bishops Waltham. Presented to a good standard the entrance hall welcomes you into the home. The well-equipped kitchen can be located to the front of the home which includes a range of wall and floor base units. A vast sitting/dining room is located to the rear of the property and has French doors that lead out onto the low-maintenance garden. The entrance hall also comprises a downstairs cloakroom. The first floor begins with an impressive principal bedroom, including a copious amount of space for storage and a modern en-suite shower room. Two further bedrooms are serviced by the family bathroom. The south-facing garden creates a glorious space to enjoy the summer months and is mainly patio and laid to lawn. Parking for multiple cars can be found on the private driveway located at the front of the home.

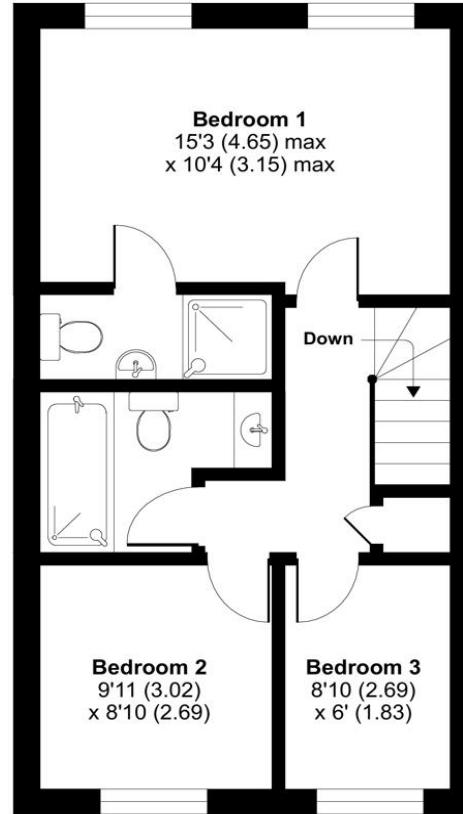


Approximate Area = 911 sq ft / 84.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1090697



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 Bishop's 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

- Three-bedroom semi-detached home
- En-suite shower room
- Walking distance to the Town Centre
- Parking
- South-facing garden
- Quiet Location

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: C

ASKING PRICE

£350,000

TENURE

Freehold