



Garfield Road, Bishops Waltham, Southampton, Hampshire, SO32 1AT

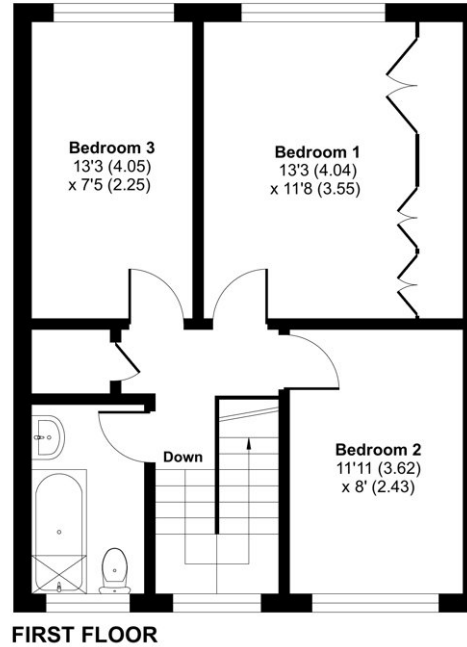
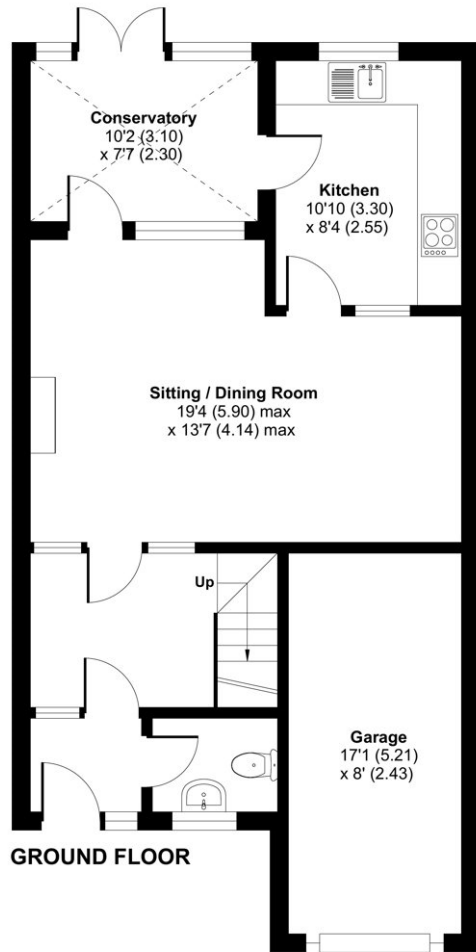


SPECIFICATION

- Three double bedrooms
- Terraced house
- Modern kitchen
- Spacious living room
- Garden
- Garage
- Driveway parking for two cars
- Available March 2025

ACCOMMODATION

This home enjoys off road parking to the front for multiple vehicles. The front door leads to the bright and airy entrance hall. The bright and spacious sitting/dining room spans the width of the home and measures almost 20'. The modern kitchen offers a comprehensive range of units with cooking appliances and extractor hood. The flexible conservatory has been cleverly incorporated into the home to provide a useful space for utilities and storage. A cloakroom completes the ground floor. To the first floor all three bedrooms are of a generous size, the principle bedroom offers a triple set of built in wardrobes. The family bathroom is fitted with contemporary white suites. The rear gardens enjoy a relaxed open aspect with a raised sun deck to the rear. There is rear pedestrian access taking you to the end of the terraces. The front of the home also includes a large garage.



Approximate Area = 1050 sq ft / 97.5 sq m
 Garage = 133 sq ft / 12.3 sq m
 Total = 1183 sq ft / 109.8 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		64
(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	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°che.com 2025. Produced for Charters Estate Agents Limited. REF: 1228618



SITUATION

Situated in the medieval town of Bishop's Waltham which lies 12 miles east of the thriving city of Winchester. The town itself boasts a fine Norman church and a host of boutiques and award-winning restaurants housed in 17th and 18th century buildings. Winchester is steeped in history and has many impressive and thriving features.

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C
Minimum Term 12 Months

£1,500 PER MONTH

Security Deposit £1,730.76 (based on advertised rental price)
 Holding Deposit £346.15 (based on advertised rental price)



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