

# 7 OAK ROAD

Bishops Waltham, SO32 1EL

Asking Price £279,950



**WELLER  
PATRICK**

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FOR SALE 01490 393333  
www.wellerpatrick.co.uk



## PROPERTY FEATURES

A spacious three bedroom family house situated within this popular location close to the centre of Bishops Waltham

Generous lounge • Kitchen/breakfast room • Conservatory • Utility area • Cloakroom

Three bedrooms • Family bathroom • Front and rear gardens • Outside store

Close to local schools • No forward chain • Viewing highly recommended



## DESCRIPTION

A spacious three bedroom family house situated within this popular location close to the centre of Bishops Waltham which offers a range of shops and services. The property is also within close proximity to Bishops Waltham Infant and Junior schools.

The accommodation on the ground floor comprises an entrance porch and hall with access to a cloakroom, a spacious lounge and a conservatory with access to the rear garden. The kitchen / breakfast room leads into a utility area with access to the rear garden and a further cloakroom.

On the first floor there are three bedrooms and bathroom with a bath and separate shower cubicle. Outside the property features a rear garden and a brick built store.

Oak Road is well placed for easy access to Bishops Waltham with its traditional high street and selection of shops and small businesses. Bishops Waltham is within reach of Winchester, Southampton, the M3 and M27 motorways and the rail network from Botley and Hedge End stations which offer direct mainline access to London.

This property is offered with no forward chain and viewing is recommended.

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 Bishops Waltham  
 SO32 1EL



LOCAL AUTHORITY AND SERVICES  
 Winchester City Council  
 Council Tax band B  
 Main services, gas fired central heating

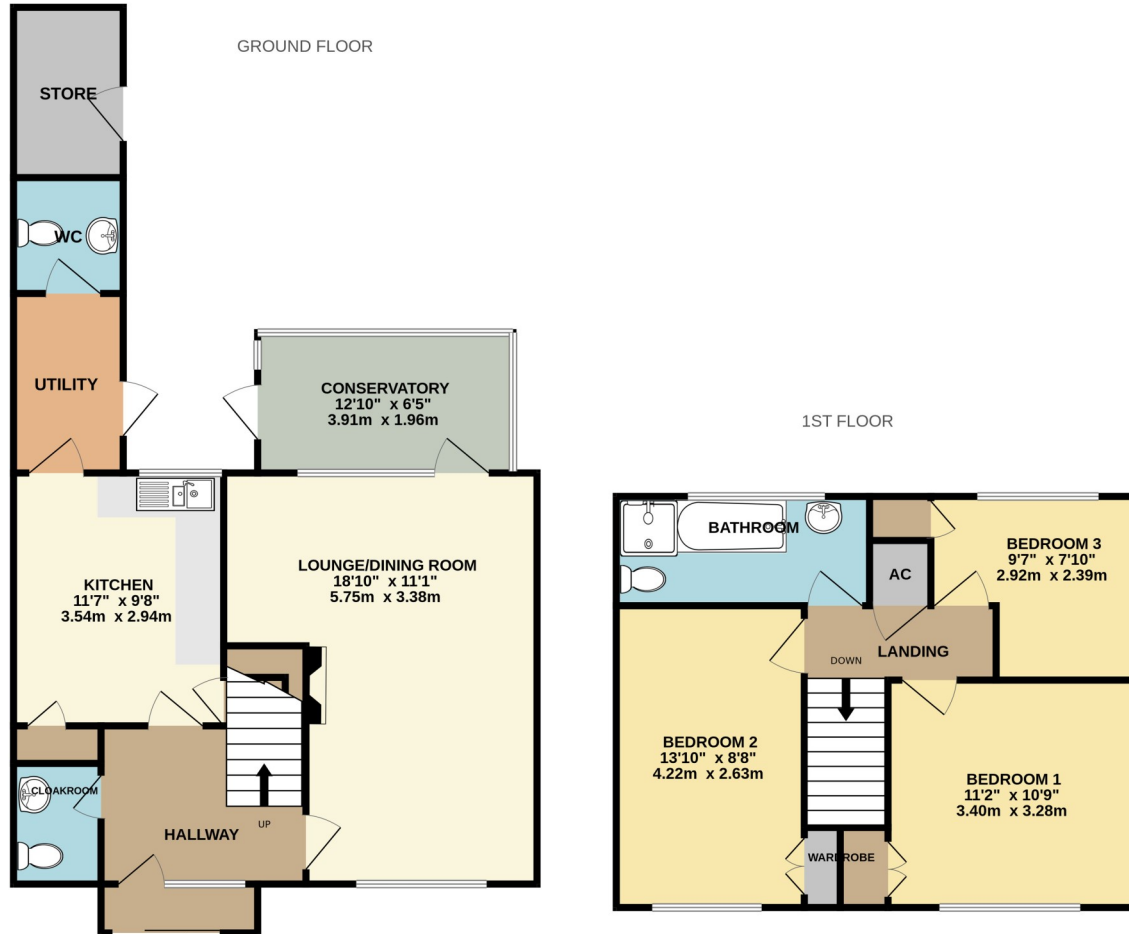
**VIEWINGS**

By appointment through Weller Patrick.  
 Tel: 01489 893555

**DIRECTIONS**

From the top of the High Street in Bishops Waltham turn right into Bank Street and proceed into Hoe Road. At the mini roundabout turn left into Willow Road. Turn left into Oak Road and proceed past Pine Road and the property can be found on the left.

Particulars amended on 2nd January 2024



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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

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