

# 33 OAK ROAD

Bishops Waltham, SO32 1ET

Asking Price £285,000



**WELLER  
PATRICK**



## PROPERTY FEATURES

A spacious two bedroom house in a popular location close to the centre of Bishops Waltham and local schools

Entrance hall ● Cloakroom ● Lounge / dining room ● Kitchen / breakfast room

Two bedrooms ● Bathroom ● Front & rear gardens ● Outside studio/office

No forward chain ● Viewing highly recommended



## DESCRIPTION

A spacious two bedroom 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 a large open plan entrance hall with access to a cloakroom and a spacious lounge. The kitchen/breakfast room has double doors to the rear garden.

On the first floor there are two bedrooms and a bathroom with a bath with a shower over.

Outside the property features a rear garden, brick built shed and studio room/office .

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.

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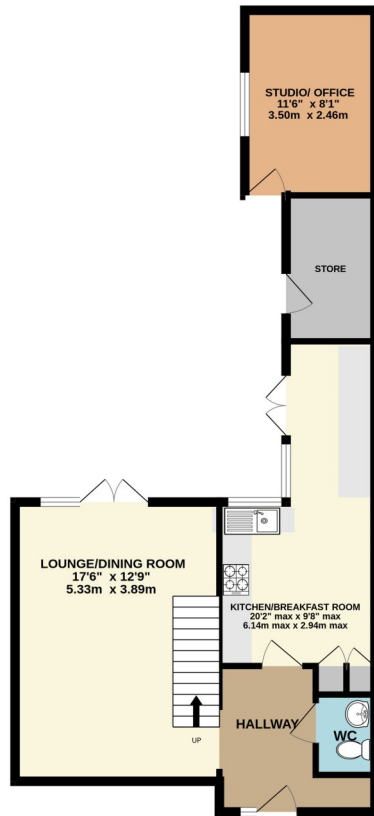
33 Oak Road  
 Bishops Waltham  
 Southampton  
 SO32 1ET



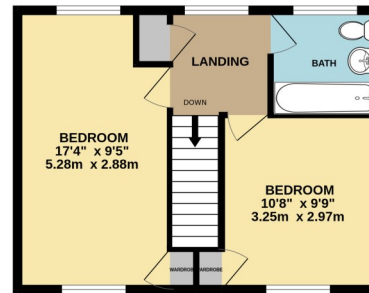
LOCAL AUTHORITY AND SERVICES  
 Winchester City Council  
 Council Tax band B  
 Main services

VIEWINGS  
 By appointment through Weller Patrick.  
 Tel: 01489 893555

GROUND FLOOR



1ST FLOOR



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 right into Oak road and the property can be found on the right hand side.

Particulars created 4th October 2023

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.  
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