

122 SPRING VALE

Swanmore, SO32 2PH

Asking Price £345,000

WELLER
PATRICK



PROPERTY FEATURES

Well presented, extended three bedroom family home in the sought after village of Swanmore

Entrance hall • Stunning kitchen/dining room • Sitting room • Downstairs shower room

Family bathroom • Front and rear garden • Close to schools

Short walk from village shop, Post Office and Church • Viewing recommended



DESCRIPTION

A three bedroom family home within walking distance of the local schools benefitting from a stunning kitchen/dining room with fitted appliances. The accommodation comprises an entrance hall which gives access to a downstairs shower room, a sitting room with a door to the 23' kitchen/dining room which is fitted with a superb range of floor and wall mounted units.

Upstairs there are three bedrooms and a family bathroom comprising wc, wash basin and bath with shower over. To the rear of the property is an attractively paved garden with panelled fencing to the boundaries, a brick built shed and gated access to the back.

Swanmore is popular and highly desirable for its convenient and accessible location, with the major South Coast centres of Portsmouth, Southampton, Winchester and Fareham being within easy driving distance.

The delightful and traditional country town of Bishops Waltham is approximately two miles away and has a most attractive traditional high street with a range of shops, services, restaurants and coffee shops.

A range of schooling options are available locally.

Viewing is highly recommended.



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DIRECTIONS

From our office, using the one way system head to the top of the High Street. Continue along Bank Street turning right onto Hoe Road.

Continue along Hoe Road heading into Swanmore which will then turn into Swanmore Road. Leaving the church on your right, turn right into New Road. Carry on for a short distance and Spring Vale will be seen on the left. The house can be found at the top of the close.

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council Tax band C

Mains services

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555

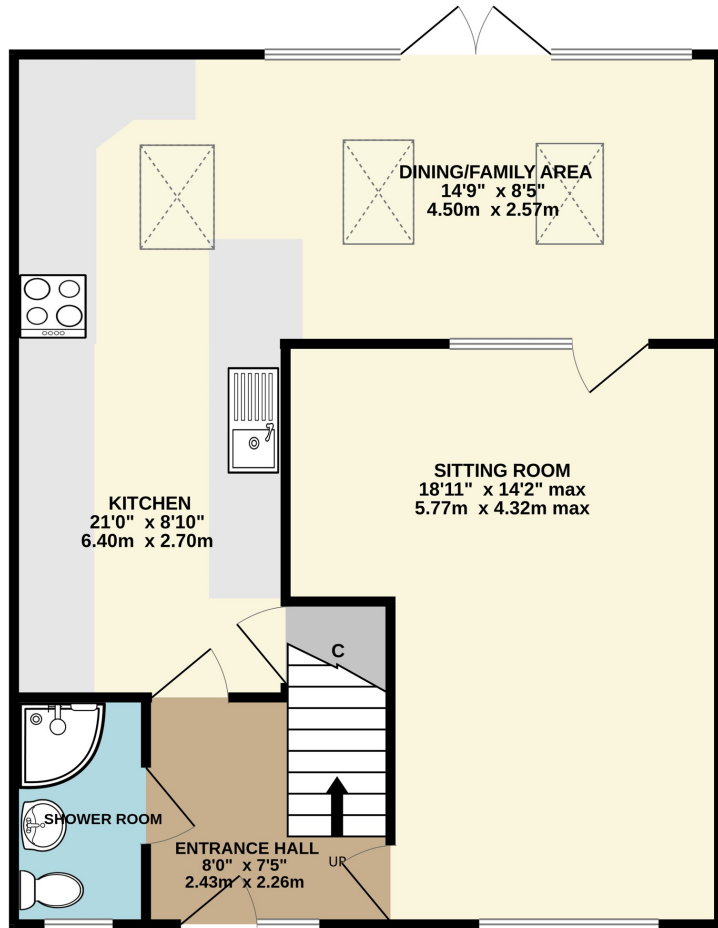
Particulars amended 10th October 2022



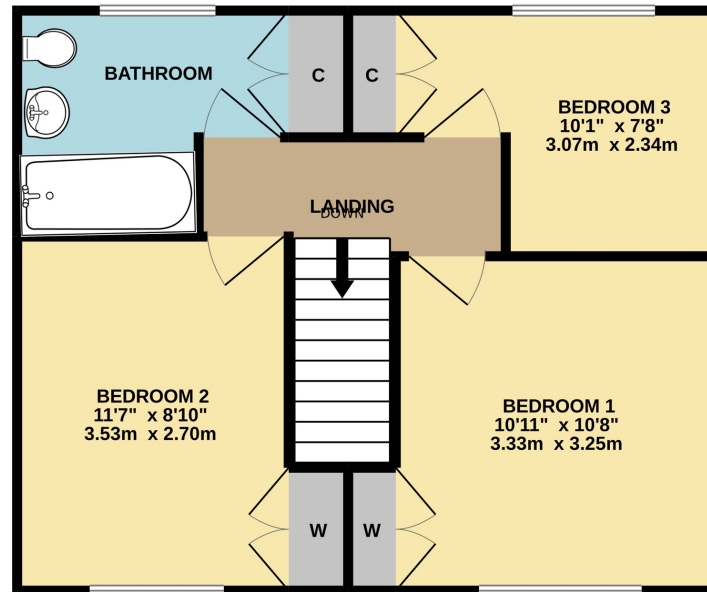


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 Swanmore
 SO32 2PH

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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