

11 BEVERLEY GARDENS

Swanmore, SO32 2RT
Asking Price £325,000



**WELLER
PATRICK**



PROPERTY FEATURES

Three bedroom semi detached family home with garden and garage, situated in the sought after village of Swanmore

Entrance hall • Kitchen • Spacious sitting/dining room • Family bathroom

Pleasant rear garden • Garage • Walking distance to schools • Convenient location

No forward chain • Viewing recommended



DESCRIPTION

A spacious three bedroom semi-detached family home set in a popular cul-de-sac within walking distance of schools and the village shop.

The accommodation on the ground floor comprises an entrance hall, cloakroom, kitchen and a lounge/dining room with doors to the rear garden. On the first floor there are three bedrooms and a family bathroom. Benefits include a garage, pleasant rear garden and the property is offered with no forward chain.

Swanmore is a desirable village due to its semi-rural location and offers a shop with a Post Office, Church, hairdressers and three well regarded pubs. Within Swanmore are both Primary and Secondary education as well as a pre-school.

The delightful and traditional country town of Bishops Waltham is just a short drive and offers a range of shops and services from its traditional High Street.

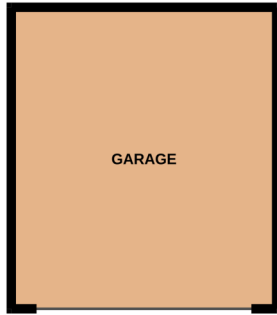
The area provides good access to the south coast and the major centres of Winchester, Southampton and Portsmouth. Rail services to London are available from Petersfield, Winchester and Alton.

To appreciate all this property has to offer, early viewing is highly recommended.

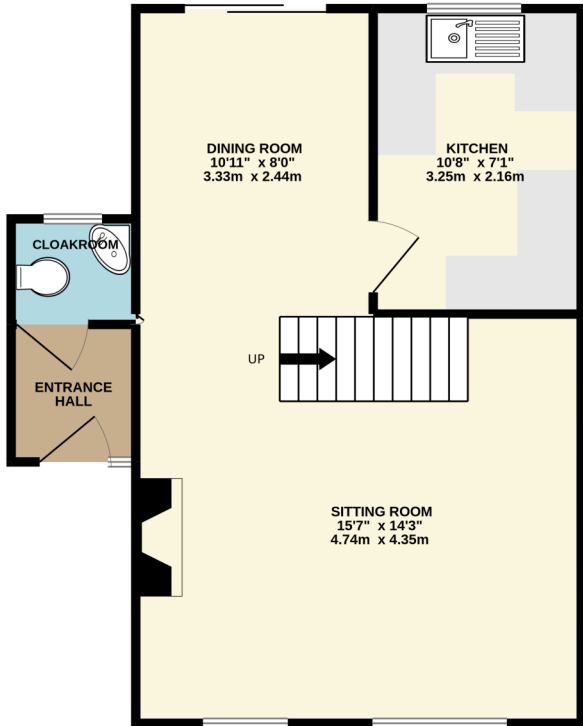
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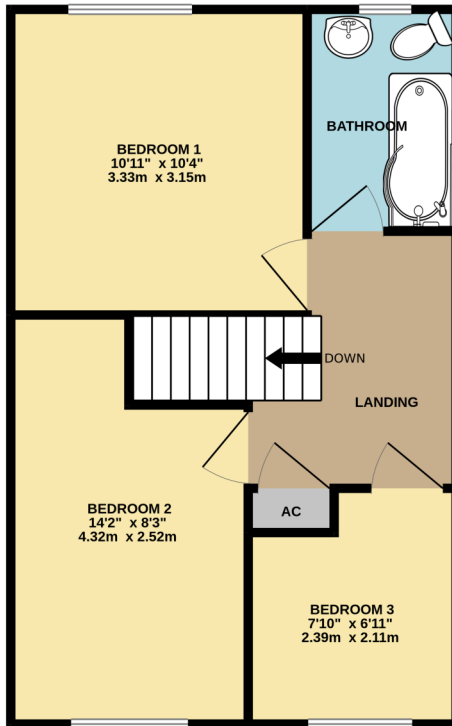
GARAGE



GROUND FLOOR



1ST FLOOR



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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LOCAL AUTHORITY AND SERVICES
Winchester City Council
Council Tax band D
Main drainage, gas fired heating

VIEWINGS
By appointment through Weller Patrick.
Tel: 01489 893555

DIRECTIONS
From Bishops Waltham proceed along Hoe Road into Swanmore Road to the village centre. Just after the church turn right into New Road then take the first left into Chapel Road. Take the second right into Spring Lane then second left into Beverley Gardens.

Particulars amended 10th October 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	73	
(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	