



37 Elm Road
Bishops Waltham
Hampshire
SO32 1JR



**BYRNE
RUNCIMAN**

Tel: 01329 834579 www.byrnerunciman.co.uk

37 ELM ROAD

PRICE GUIDE: £250,000

The Property

A mid terrace house within walking distance of the centre of Bishops Waltham which offers all local amenities. Number 37 is believed to have been built in the 1960s and is a three bedroom family house with a sunny rear garden. It has the benefit of double glazing and central heating. This property would benefit from updating. Viewing is very highly recommended.

- * **NO ONGOING CHAIN ***
- * **KITCHEN * LOUNGE/DINING ROOM ***
- * **THREE BEDROOMS * SHOWER ROOM ***
- * **WOULD BENEFIT FROM UPDATING ***
- * **SUNNY REAR GARDEN ***
- * **BRICK BUILT OUTBUILDING ***
- * **CLOSE TO AMENITIES ***

The Location

Bishops Waltham is an historic small town at the southern end of the Meon Valley offering all local amenities. The larger centres of Hedge End and Fareham are nearby with easy access to the M27 motorway network.

Directions

Travel towards Swanmore, past the police station, turn left at the small roundabout into Oak Road, then left at the junction then first right into Elm Road.

ACCOMMODATION

CANOPY PORCH Double glazed front door opening to:

ENTRANCE HALL Return staircase to first floor, understairs recess, storage cupboard, radiator, doors opening to:

CLOAKROOM Double glazed window to front, low level WC, wash hand basin.

KITCHEN Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, sink unit with cupboard below, electric cooker point with extractor* over, plumbing for washing machine, double glazed door to rear lobby, opening to:

LOUNGE/DINING ROOM Double glazed windows to front and rear, radiators.

REAR LOBBY Door to garden, door opening to:

OUTBUILDING/STORE Window to side.

GARDEN ROOM Windows to rear and side, door to side.

FIRST FLOOR

LANDING Loft hatch, airing cupboard, cupboard, housing gas boiler* servicing central heating* and hot water system*, doors opening to:

BEDROOM ONE Double glazed window to rear, radiator.

BEDROOM TWO Double glazed window to front, radiator.

BEDROOM THREE Double glazed window to rear, radiator.

SHOWER ROOM Double glazed window to front, suite comprising tiled shower cubicle, wash hand basin, low level w.c., radiator.

OUTSIDE

The **FRONT GARDEN** has a pathway to the front door and numerous shrubs.

The enclosed **REAR GARDEN** is of a sunny orientation, has a paved area, gravelled area, a shed and a pedestrian gate to the rear.

SERVICES: All main services.

TENURE: Freehold.

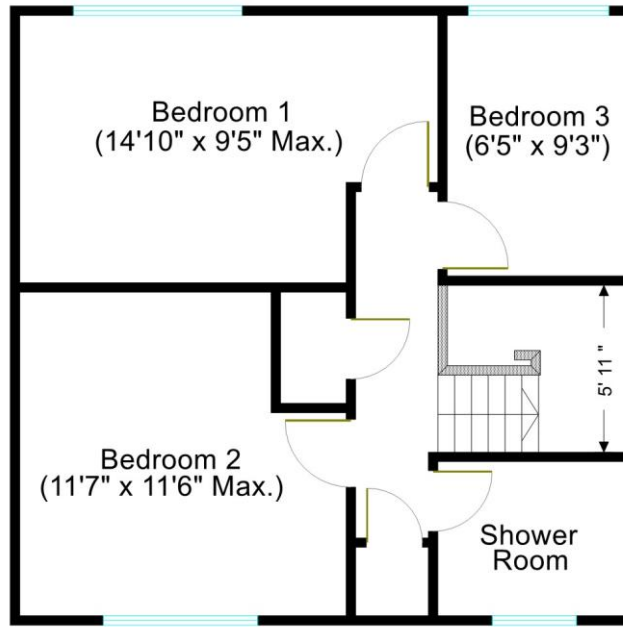
LOCAL AUTHORITY: Winchester District Council.

COUNCIL TAX BAND: B

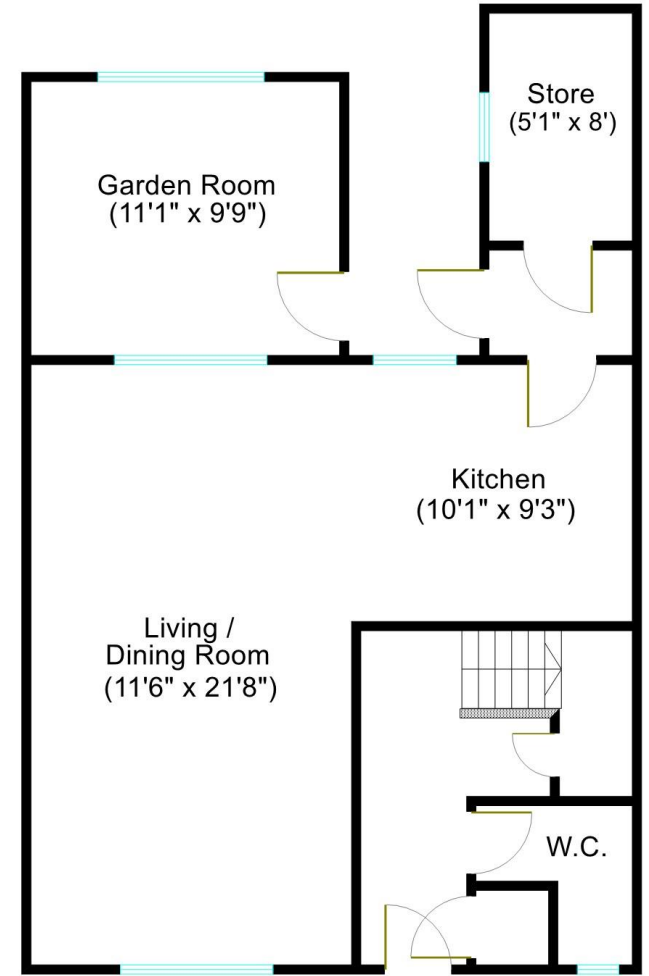
Agents Note: * *We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.*

Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.





First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

**Total Approx. internal floor area = 1,097.8 sq ft /102 sqm
Floor Plan for identification and guidance purposes only**



Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

