




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	14	
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
			
<small>WWW.EPC4U.COM</small>			

**SILVERLEY, 77 PARKHOUSE ROAD, SHIPTON BELLINGER, WILTS SP9 7YE**  
**PRICE GUIDE £450,000**



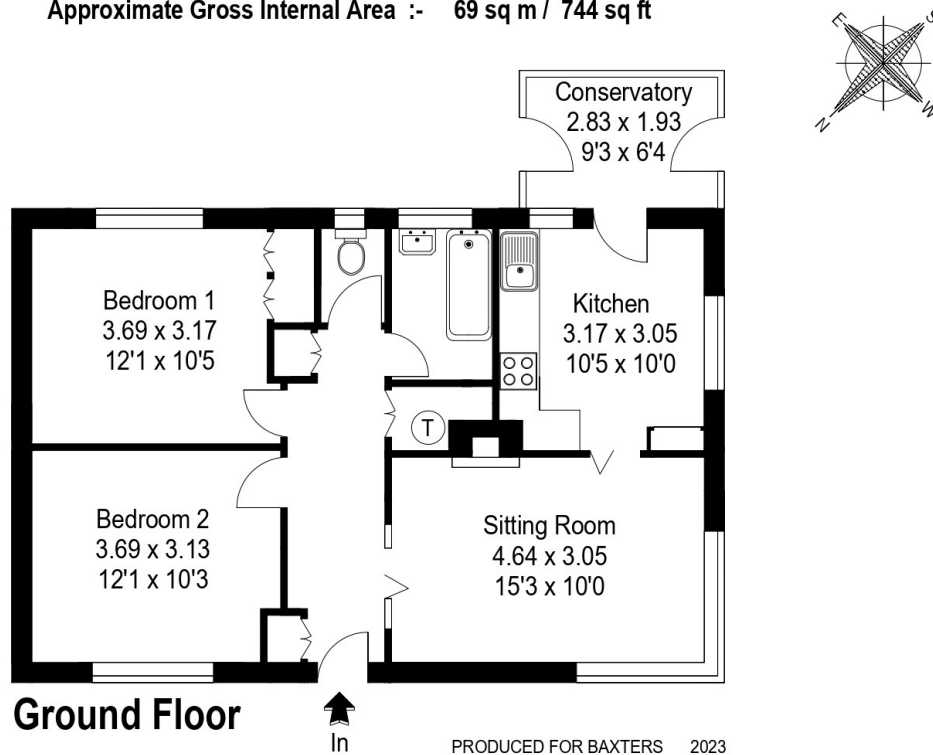
Located on the outer edge of Shipton Bellinger adjoining and overlooking open countryside and farmland is Silverley; a detached chalet bungalow built in 1961 and occupied from new by the current owner.

Silverley, in its current form, is approximately 700 sqft comprising of an entrance hall, sitting room, kitchen, rear porch, two double bedrooms, bathroom and separate wc. The property is fully double glazed and heated via a combination of radiators fuelled by a back boiler and economy 7.

The property is set back from the road with a mature plot of about 0.5 acre, offering immense potential for redevelopment either as a multiple unit site or a single plot and simply replace the existing building with a more substantial family home. Another option may be to keep as much of the land as possible to enjoy and consider increasing the current footprint with a more modest extension. Whatever the appeal of the property it will be the responsibility of the purchaser to complete the transaction and thereafter to obtain the relevant consents which best suits their requirements.

## Silverley, 77 Parkhouse Road, Shipton Bellinger SP9 7YE

Approximate Gross Internal Area :- 69 sq m / 744 sq ft



This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Test Valley Borough Council. Council Tax Band D : £2,249.86 or year 2022/23. Mains Electricity and Water connected. Mains Drainage. Electric Heating. Fully double glazed.

**DIRECTIONS:** From the A303 exit signposted Marlborough, Tidworth and Shipton Bellinger and proceed to the roundabout off the exit road. Take the first exit onto the A338 towards Marlborough, upon entering Shipton Bellinger, turn left into High Street and proceed to the end of the road (passing The Boot Inn on the right hand side). At the T junction turn left into Bulford Road, after a short distance the road bears left in front of the village hall into Parkhouse Road. Follow Parkhouse Road and number 77 will be found on the left hand side clearly identified For Sale by the Baxters board.

**DECLARATION:** For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10679.