

Hellards



At home in Bishops Waltham

Cobblers, Cross Street, Bishops Waltham

SOUTHAMPTON, SO32 1EZ

Asking Rent £ 1,000 PCM

- EPC Rating: C
- Holding Deposit £230.76
- Deposit £1153.80
- Council Tax Band B
- First Floor Maisonette
- Versatile Accommodation
- Kitchen / Dining Room
- Double Bedroom
- Sitting Room / Bedroom
- Shower Room



A well presented first floor maisonette located in the heart of Bishop's Waltham, offering versatile modern accommodation whilst retaining some characterful features.





Stairs lead up to the hallway, which has a door at one end to the kitchen / dining room. This features a modern kitchen, with stainless steel oven hob and extractor unit. There is a wood effect floor and internal window to the hallway, which gives the room a bright and airy feel. From the hall, there is a step up into the double bedroom which overlooks the High Street. The sitting room also has a step up from the hallway. The shower room is naturally well lit with two windows at different levels. There is a shower cubicle and white basin and toilet.

We understand that the property is connected to main gas, electric, water and sewerage.

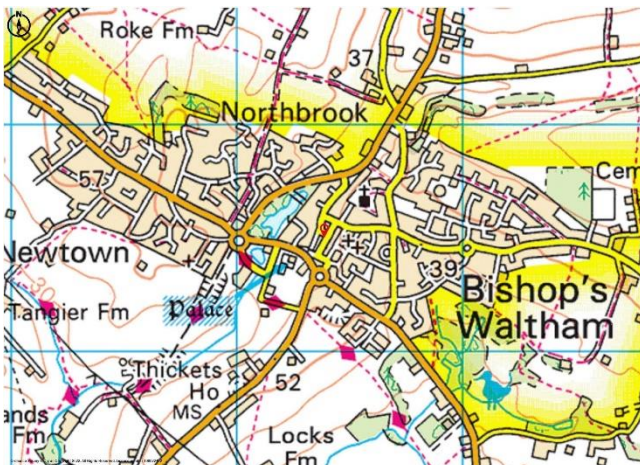
There is superfast broadband available in the area (source: Ofcom) and Mobile availability from EE, Three, O2 and Vodafone, although data is unavailable on Three (source: Ofcom).

Bishops Waltham is a small historic town and home to the ruins of Bishop's Waltham Palace and is ideally located short drive away from the City of Winchester. Bishops Waltham has a plethora of local shops and traditional inns.



DIRECTIONS

From our Office in Alresford, leave the town via The Avenue and take the A31 towards Winchester, and then turn onto the A272. Just after The Milburys Public House, turn right down Salt Lane. Continue along and the straight over the offset junction over Stake's Lane. Stay on this road for several miles until the T junction with the B3035/ Turn right towards Bishops Waltham. Turn left into Lower Lane, and then follow the road round to the left and then turn right into the High Street. The property can be found above D and G Hardware, with the front door on Cross Street.



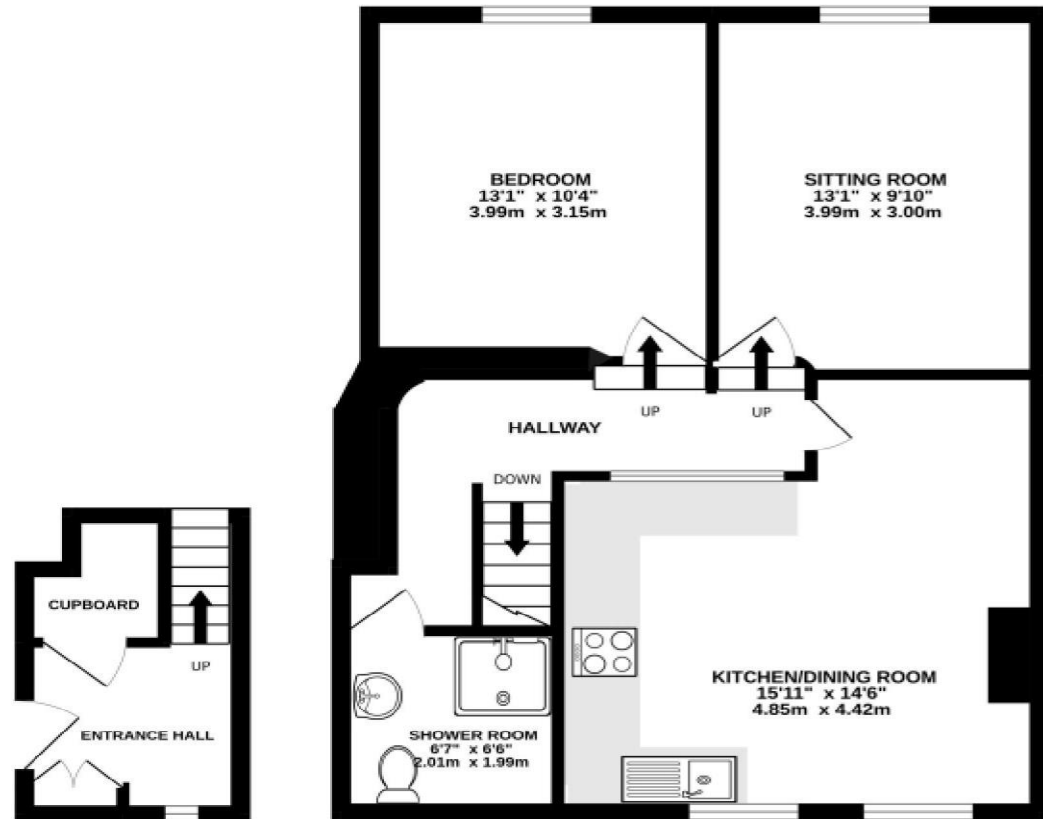
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BASEMENT
 68 sq.ft. (6.3 sq.m.) approx.

GROUND FLOOR
 577 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 sq.m.) approx.

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92-100) A		Very environmentally friendly - lower CO ₂ emissions	
(81-91) B		(82-100) A	
(69-80) C		(61-81) B	
(55-68) D		(49-60) C	
(39-54) E		(35-48) D	
(21-38) F		(29-54) E	
(1-20) G		(21-38) F	
Not energy efficient - higher running costs			
		(11-20) G	
		Not environmentally friendly - higher CO ₂ emissions	
72	78		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

