



Badger Farm

IDEAL FIRST TIME BUY IN POPULAR LOCATION
EPC Rating: C

£250,000 Freehold

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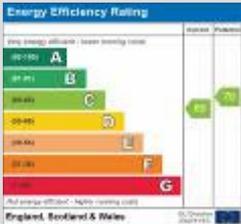
The Property
 This property is offered with no forward chain and situated in a popular close in Badger Farm. The accommodation comprises a kitchen with ample cupboards and work surface as well as space for all essential appliances. Both the integrated dishwasher and gas cooker will be remaining at the property. The living room spans the rear of the property and has ample space for both dining and seating areas. Upstairs there are two bedrooms, with one having built in wardrobes. The family bathroom is finished with a three-piece white suite. The tiered rear garden has a patio area, with steps leading to the lawn. There is a rear access gate, which leads to the path that in turn leads to the garage in a block. A small storage shed can be found to the front of the property.



Badger Farm

- Living Room • Kitchen
- Two Bedrooms • Bathroom
- Rear Garden • Garage in a Block

(ref: 777127)



Badger Farm is a convenient location lying on the south western fringe of the City. Local amenities include a Sainsbury supermarket, coffee shop, pharmacy and regular bus routes to the City Centre. The property lies within the highly regarded Kings Secondary School catchment as well as having convenient pre-school and primary schools nearby. As well as easy access to Winchester City Centre, Badger Farm is well placed for junction 11 of the M3.



Room Sizes
 Living Room 5.28m (17'4) max x 3.71m (12'2) max
 Kitchen 3.4m (11'2) x 2.31m (7'7)
 Bedroom 1 3.15m (10'4) x 2.9m (9'6)
 Bedroom 2 3.76m (12'4) x 2.06m (6'9)



GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
 Made with Metropix ©2016

Brochure prepared by Chris Pickard

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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