



BRAMBLES

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Blossom Close,
Botley,
Southampton,
Hampshire.
SO30 2FR

325,000



- Off Road Parking
- Quiet Cul-de-sac location
- 3 Double bedrooms
- Close to village centre
- Close to schools
- Garage in block
- Recently renovated ensuite to master

Ref: PRB10676

General Description

3 double bedroom mid terraced house, located in a quiet cul de sac in the sought after location of Botley. The views from the back of the house give you a little taste of the local countryside that can be explored directly from the property.

Accommodation

Hallway

UPVC front door accessed from outer porch with double doors into hallway. Skirting, coving , radiator, carpet. Cupboard housing electric meter. Access to under stairs storage cupboard. Stairs to first floor.

Kitchen (14' 2" x 11' 1") or (4.33m x 3.39m)

UPVC Double glazed window to front. Wall and base units with solid wood work tops, partly tiled splash back. Integrated electric fan oven , gas hob with overhead extractor. Double stainless steel sink with built in drainer and chrome mixer tap. Space for washing machine, dryer and fridge freezer. Radiator, wall mounted Glowworm combination boiler. Laminate flooring .

Living Room (10' 10" x 18' 2") or (3.31m x 5.53m)

Carpet continued from hallway. Skirting, radiator. Single glazed window to rear. Glass panelled door with access to conservatory.

Conservatory (7' 3" x 17' 5") or (2.20m x 5.30m)

UPVC Double glazed doors for rear and side access to garden. UPVC Double glazed windows, polycarbonate roof. Laminate flooring.

Landing

Carpeted stairs from ground floor continued thru to 3 bedrooms. Access to loft hatch. Storage cupboard with shelves.

Bedroom 1 (14' 1" x 10' 11") or (4.30m x 3.32m)

UPVC Double glazed window to rear. Coving, skirting and continuation of carpet. Radiator. Door leading into ensuite

En Suite (11' 8" x 2' 4") or (3.55m x 0.70m)

Tiled floor and walls. Single shower cubicle with glass panel door, chrome shower head and taps. Small hand basin, low level WC with built in system. Extractor fan.

Bedroom 2 (12' 6" x 11' 5") or (3.82m x 3.49m)

UPVC Double glazed window to front. Coving, skirting , carpet. Radiator.

Bedroom 3 (7' 7" x 9' 3") or (2.30m x 2.83m)

UPVC Double glazed window to rear. Coving, skirting, carpet. Radiator.

Bathroom (8' 1" x 9' 2") or (2.46m x 2.79m)

UPVC double glazed opaque window to front. Tiled walls floor to ceiling. Separate corner shower cubicle with chrome shower head and taps . Low level WC, pedestal sink with chrome mixer tap, white panel bath with overhead shower head and mixer tap. Heated towel rail. Vinyl flooring.

GARDEN

Enclosed rear garden with raised planting beds, shrubs,patio areas and views onto fields. Side gate access to shared walkway.

FRONTAGE

Block paved driveway, space for up to 3 cars.

GARAGE

Garage in block with up and over door. Electricity and power sockets

Services

Tenure

We are informed that the tenure is Not Specified

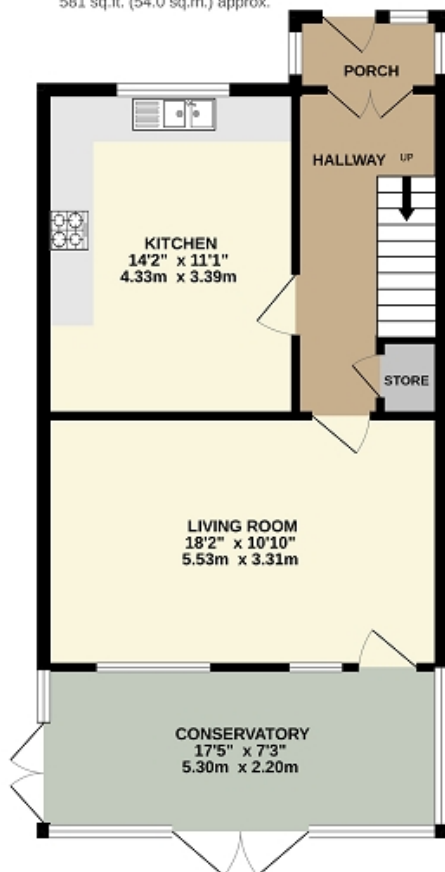
Council Tax

Band Not Specified

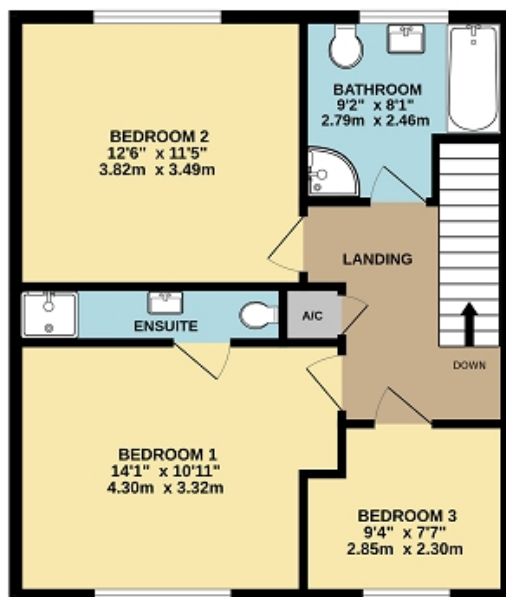




GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1122 sq.ft. (104.3 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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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.