



BRAMBLES

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Fry Close,
Hamble,
Southampton,
Hampshire.
SO31 4PF

285,000



- Situated within a stone's throw from the water's edge, this property provides easy access to the marinas, yacht clubs, and waterfront promenades
- The house comprises two generously sized double bedrooms, offering ample space for both residents and guests
- With easy access to local shops, restaurants, and amenities, as well as excellent transport links
- No forward chain
- Single garage
- Full gas central heating and double glazing



Ref: PRA12521

General Description

This delightful two-bedroom terraced house offers a unique opportunity to reside in close proximity to the tranquil waters of Hamble River. With its inviting ambiance and convenient location, this property epitomizes comfortable coastal living.

Accommodation

PORCH

UPVC door with double glazed opaque insert into porch. Coir insert matting. Fuse board. Door with opaque insert into lounge.

Lounge (18' 8" x 12' 6") or (5.70m x 3.80m)

Carpet. Double glazed window to front. Radiator. Coving. Stairs rising to first floor. Skirting boards. Under stairs storage cupboard.

KITCHEN BREAKFAST ROOM (7' 10" x 12' 6") or (2.40m x 3.80m)

Tiled flooring. UPVC door with double glazed insert opening to garden. Matching wall and base units. Work surfaces with tiled splashback. Single oven with four point hob and extractor hood above. Space for fridge freezer, plumbing for dishwasher and washing machine. Stainless steel sink and drainer with chrome mixer tap. Double glazed window to rear. Wall mounted Glow Worm boiler concealed in wall unit. Radiator.

Landing

Carpet. Access to loft which is partially boarded, with lighting and pull down ladder. Doors to all rooms on the first floor. Skirting boards. Coving.

Bedroom 1 (10' 2" x 12' 6") or (3.10m x 3.80m)

Carpet. Double glazed window to front. Radiator. Skirting boards. Coving.

Bedroom 2 (8' 2" x 12' 6") or (2.50m x 3.80m)

Carpet. Double glazed window to rear. Radiator. Door to airing cupboard with hot water tank and storage. Skirting boards. Coving.

Bathroom (4' 7" x 8' 2") or (1.40m x 2.50m)

Vinyl flooring. Panelled bath with fitted shower screen and electric wall mounted shower. Fully tiled surround. Low level WC. Hand wash basin set in modern vanity unit with chrome mixer tap. Inset spot lights. Extractor fan. Chrome ladder style heated towel rail.

GARDEN

Extended patio with matching pathway leading to rear of the garden with pedestrian gate proving rear access leading to garage on block. Laid to lawn area. Flower bedding to right hand side. Outside tap.

GARAGE

Up and over door.

Other

Eastleigh borough council tax Band C- £1,837.91 per annum
Sellers position- No forward chain

Services

EPC Rating:72

Tenure

We are informed that the tenure is Freehold

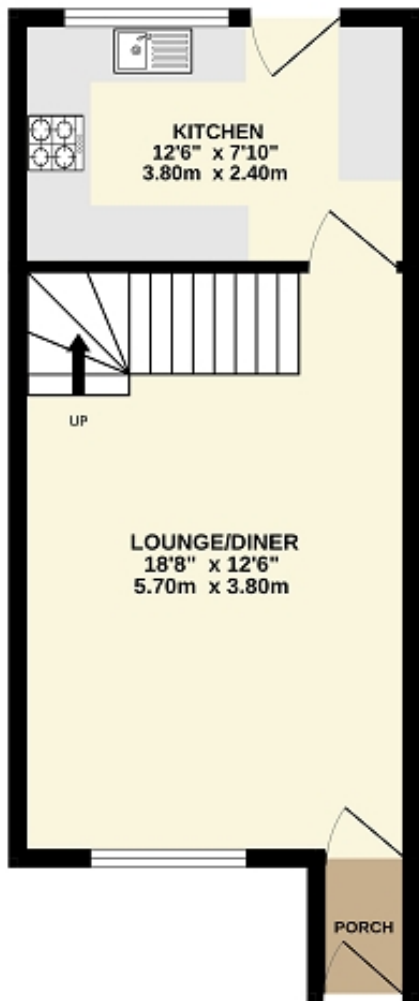
Council Tax

Band Not Specified

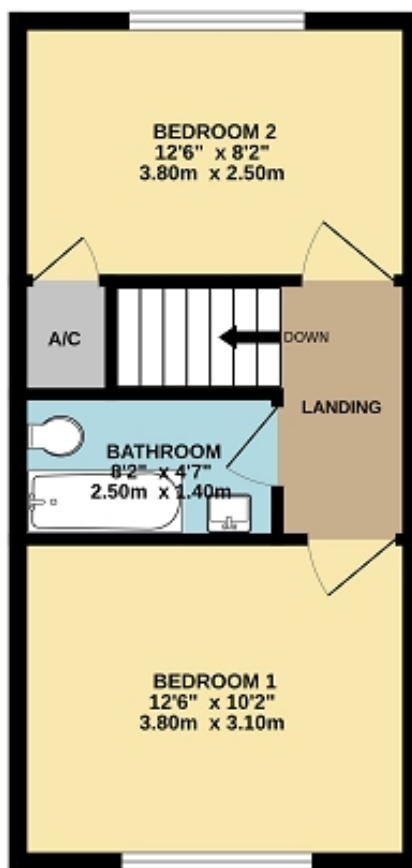




GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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.