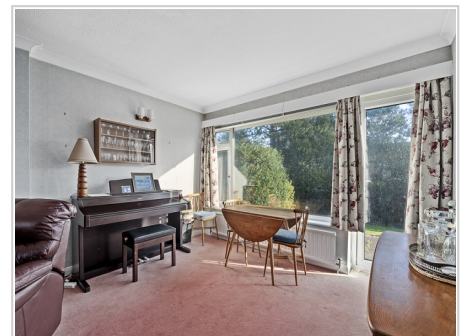


Newtown Road,
Warsash,
Southampton,
Hampshire.
SO31 9GY

535,000



- Large lounge/diner
- Off road parking plus garage
- Large rear garden
- Good sized bedrooms
- Modern shower room
- Walking distance to the local schools.
- No forward chain



Ref: PRB10681

General Description

A lovely detached 3 bedroom property in Warsash village, within easy access to the waterfront, local transportation links and Hook with Warsash Infant and Junior Schools.

Accommodation

FRONT ENTRANCE

West facing front garden with a double drive way, access to garage. Front garden mainly laid to lawn with various shrubs and small brick wall separating the driveways and a paving slabs making up a walk way in front of the property. The property is entered via a UPVC double glazed front door leading to hallway.

Hallway

Coir matting in the doorway and fitted carpet. Coving. Carpeted stairway to first floor and doorways leading to all living accommodation.

W.C (3' 11" x 5' 7") or (1.20m x 1.70m)

UPVC double glazed opaque window to front aspect, toilet with concealed cistern, fitted hand basin with cupboards beneath and tiled splash back, tiled cork effect flooring with moulded skirting boards.

Lounge (25' 3" x 11' 10") or (7.70m x 3.61m)

Double aspect with UPVC double glazed window to front and UPVC double glazed door leading to the back garden, 2 radiators, wall mounted light fittings, modern log burner with wooden mantel on chimney breast, serving hatch leading to kitchen, moulded skirt boards and fitted carpets.

Study (11' 2" x 7' 10") or (3.40m x 2.40m)

UPVC double glazed window. Coving, radiator and fitted carpet.

Kitchen (8' 10" x 17' 9") or (2.70m x 5.40m)

Large UPVC double glazed window to rear aspect, tiled surrounds, marble effect plastic sink with drainer built into work top, 5 burner gas hob built into work top, wall hung cupboards and cupboards below work top and pan draws, dishwasher, larder style cupboards with built in double oven and grill with built in microwave above. space for small dining table, serving hatch to lounge and doorway leading to lean-to utility room. built in cupboard with radiator for drying clothes etc.

LEAN - TO (20' 4" x 6' 7") or (6.20m x 2.0m)

UPVC double glazed door leading to front and back access, plumbing for washing machine and access to utility room which has work surface and currently houses fridge and freezer.

Landing

Stairs leading from ground floor to landing, UPVC double glazed window to front aspect, fitted carpet, moulded skirting boards. Airing cupboard housing Worcester boiler, and immersion tank. Loft access - boarded.

Bedroom 1 (13' 9" x 11' 10") or (4.20m x 3.61m)

UPVC double glazed window to front aspect and side aspect, radiator beneath, fitted wardrobes along one wall with dressing table, moulded skirting boards, fitted carpet, large cupboard with potential to make ensuite WC.

Bedroom 2 (13' 9" x 10' 6") or (4.20m x 3.19m)

UPVC double glazed window to front aspect with radiator beneath, moulded skirting boards, fitted carpet, built in wardrobes, UPVC double glazed window to side aspect. Access to en suite area with small built in vanity unit, WC with toilet with covered cistern wall hung wash basin.

Bedroom 3 (6' 11" x 10' 2") or (2.10m x 3.10m)

UPVC double glazed dormer window to rear aspect with radiator beneath, built in wardrobes over single bed position, moulded skirting and fitted carpet.

W.C (3' 3" x 2' 11") or (1.0m x 0.90m)

LLWC, UPVC double glazed opaque window, walls partially tiled and tiled flooring.

Shower Room (6' 7" x 8' 2") or (2.0m x 2.50m)

UPVC double glazed opaque window, inset spot lights, built in sink with mixer tap, cupboards beneath, bidet, walk-in rain effect shower with hand shower, shower seat and grab rail, shower heater/dryer, built in shelving, tiled surround and tiled flooring.

GARAGE (25' 3" x 9' 8") or (7.70m x 2.94m)

Garage with automatic electric roller door, with walkthrough to back garden via an up and over garage door.

GARDEN

Good sized garden mainly laid to lawn with a few shrubs, patio along the back of the house, with seating area outside lounge door. East facing and secluded private area.

Services

EPC Rating:53

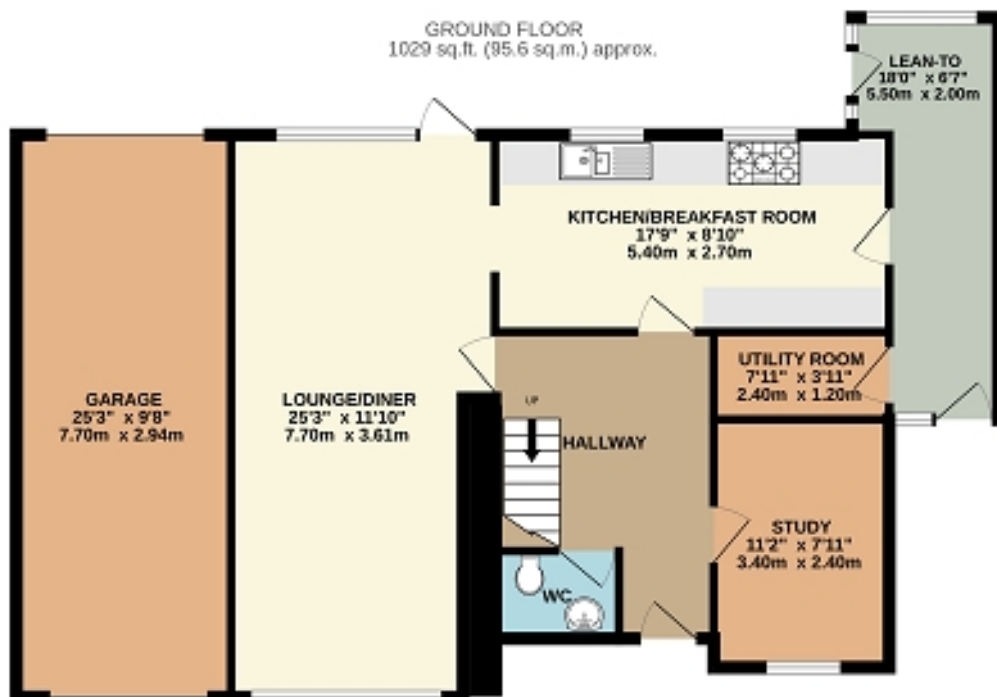
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





TOTAL FLOOR AREA: 1563 sq.ft. (145.2 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 purchasers. 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.