

Brook Lane,
Warsash,
Southampton,
Hampshire.
SO31 9FD

535,000



- Detached bungalow on a wide plot, close to Warsash village
- Lovely front and rear gardens
- Gas central heating and double glazing
- Single garage



Ref: PRB10683

General Description

A four bedroom detached bungalow within close proximity to Warsash Village, set on a generous plot with no forward chain.

Accommodation

Hallway (6' 2" Min x 16' 11") or (1.87m Min x 5.15m)

UPVC door with double glazed opaque fan inset to 'L' shaped hallway. Original solid wood parquet flooring. Access to loft. Cupboard housing electric meter. Two radiators. Wall mounted thermostat control. Double glazed window to garden.

Cloakroom/w.c (5' 6" x 2' 8") or (1.68m x 0.82m)

Fitted carpet. Low level w.c. Double glazed opaque window to front.

Bathroom (5' 6" x 6' 0") or (1.67m x 1.83m)

Double glazed opaque window to front. Fitted carpet. Part tiled walls. Chrome heated towel rail. Pedestal wash hand basin. Wall mounted electric heater. Tiled shower cubicle with Triton Shower.

Dining Room (11' 11" x 9' 1") or (3.64m x 2.76m)

Radiator. Fitted carpet. Double glazed window overlooking garden. Fitted bookcase.

Lounge (10' 10" x 15' 11") or (3.31m x 4.84m)

Double aspect room with double glazed windows overlooking garden and side, plus double glazed french doors leading to rear garden. Picture rail. Fitted carpet. Brick fireplace with tiled hearth. Radiator.

Kitchen (8' 6" x 12' 2") or (2.59m x 3.70m)

Double glazed window to front. Stainless steel sink and drainer with mixer tap and cupboard below. Space for washing machine, cooker and freezer. Cupboard housing fridge. Larder with double glazed opaque window to front housing gas meter. Two storage cupboards with shelving and housing gas central heating boiler. UPVC door with double glazed opaque insets to garden.

Bedroom 4 (8' 9" x 8' 7") or (2.67m x 2.61m)

Fitted carpet. Radiator. Double glazed window to front. Fitted double wardrobes with cupboards above.

Bedroom 3 (11' 11" x 8' 9") or (3.64m x 2.66m)

Double glazed window to side. Radiator. Fitted carpet. Fitted double wardrobes with cupboards above.

BEDROOM 2/STUDY (9' 9" x 8' 9") or (2.98m x 2.67m)

Double glazed window to side. Fitted carpet. Radiator. Fitted wardrobe.

Master Bedroom (12' 4" x 12' 0") or (3.76m x 3.66m)

Double glazed window to garden. Fitted carpet. Radiator.

GARDEN

Lovely front garden with a large lawned area and two Silver Birch trees. Large gravel driveway leading to single garage. To the rear of the property there is a slabbed patio area outside of the lounge and dining room. Pathway to rear of the garage. Large lawned area. Access to front. Shed. Greenhouse. Water butt.

GARAGE (15' 5" x 8' 4") or (4.71m x 2.54m)

Double doors. Power and light. Window to garden.

Services

EPC Rating:65

Tenure

We are informed that the tenure is Freehold

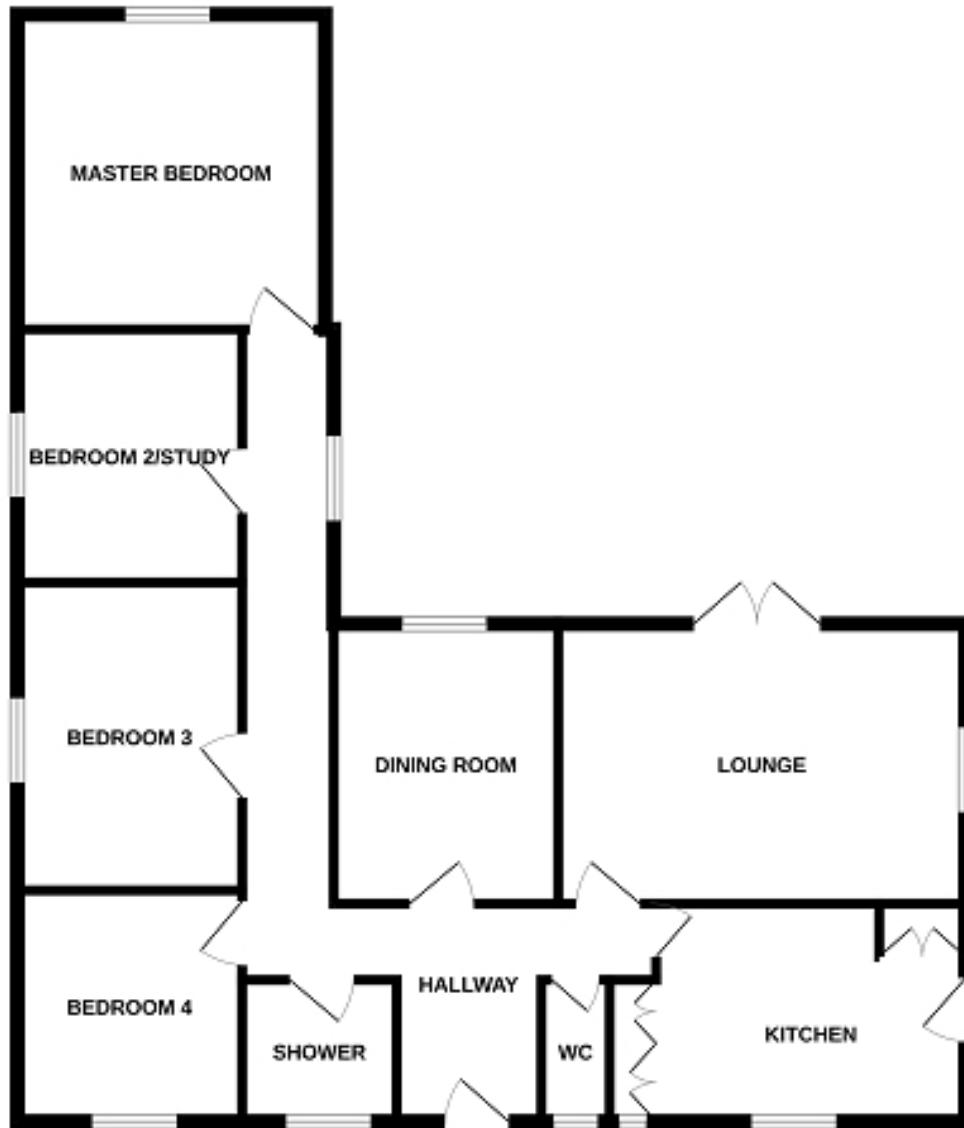
Council Tax

Band Not Specified





GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 availability or efficiency can be given.
Made with Metshape 12/2014

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.