

Westerley Close,
Warsash,
Southampton,
Hampshire.
SO31 9AX

425,000



- Sought after Cul-de-sac location
- En suite to the master bedroom
- No forward chain
- Single garage and off road parking via driveway
- Three reception rooms on the ground floor
- Gas central heating and double glazing throughout



Ref: PRB10701

General Description

Welcome to this charming three bedroom detached property nestled in the picturesque village of Warsash. Situated in a quiet residential area, this home offers a perfect blend of comfort and tranquility.

Accommodation

Entrance Hall

Entrance via UPVC double glazed opaque front door, fitted coir matting, with carpet, radiator, coving to ceiling, doorways to W/C and lounge.

W.C (5' 7" x 2' 11") or (1.70m x 0.90m)

Double glazed opaque window to front aspect, Low level WC, wall mounted hand basin with mirror above, vinyl flooring, radiator, moulded skirting and coving.

LOUNGE / DINING ROOM (13' 9" x 17' 8") or (4.20m x 5.38m)

Double glazed window to front aspect with radiator beneath, stairs to first floor, additional radiator at bottom of stairs, moulded skirting boards, coving, carpet, under stairs storage cupboard with lighting, Dining area access via open archway, radiator, carpet to flooring, moulded skirting boards, coving, UPVC patio doors to conservatory.

Conservatory (9' 2" x 9' 6") or (2.79m x 2.90m)

Brick base, UPVC double glazed windows surrounding, UPVC french doors to garden, tiled flooring.

Kitchen (9' 6" x 8' 6") or (2.89m x 2.59m)

Double glazed window to rear aspect, vinyl flooring, coving. Space for; dishwasher, washing machine and fridge freezer. Wall mounted central heating boiler, stainless steel sink with drainer with chrome mixer tap, four burner gas hob with pull out extractor hood, integrated electric single oven, tiled walls, U shaped work tops with matching units above and below, access to garden via UPVC opaque double glazed door. Radiator

Landing

Accessed via stairs from first floor, with all rooms accessed off of landing, double glazed window at the top of stairs, loft hatch with access ladder, carpet.

Bedroom 1 (11' 2" x 10' 11") or (3.41m x 3.32m)

Double glazed window to front aspect with radiator beneath, coving, carpet, double fitted wardrobe, moulded skirting boards, door leading to en-suite.

EN - SUITE (3' 5" x 7' 11") or (1.05m x 2.41m)

Pedestal hand wash basin with chrome mixer tap, low level WC, tiled walls, vinyl flooring, walk in shower cubicle with tiled surround.

Bedroom 2 (8' 11" x 11' 2") or (2.72m x 3.41m)

Double glazed window to rear aspect with radiator beneath, deep moulded skirting boards, carpet, coving, built in wardrobes.

Bedroom 3 (8' 3" x 7' 6") or (2.52m x 2.28m)

Double glazed window to front aspect, wall hung radiator, moulded skirting boards, carpet laid to flooring coving round ceiling, cupboard housing immersion tank.

Bathroom (5' 7" x 7' 2") or (1.70m x 2.18m)

UPVC double glazed opaque window, tiled walls, lino to flooring, Bath with chrome mixer tap with shower attachment overhead, perspects concertina shower screen, wall hung vanity unit, pedestal basin with chrome mixer tap, Low level toilet with cistern behind.

GARAGE (17' 6" x 8' 0") or (5.34m x 2.45m)

Accessible via driveway via up and over door, power, side access door from garden,

GARDEN

Accessed via conservatory or kitchen, mainly laid to lawn with footpath to garage, mixture of mature shrubs, Shed, side access to front of property.

Other

Fareham borough council tax band D- £2,063.40
Sellers position- No forward chain

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

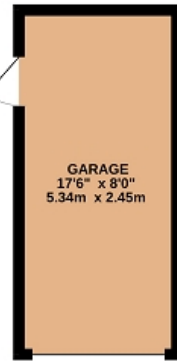
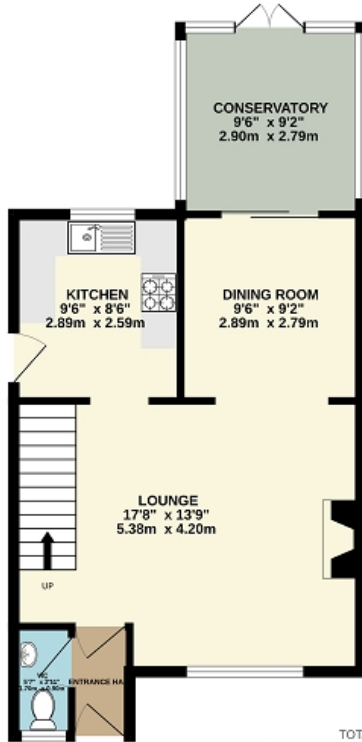
We are informed that the tenure is Freehold

Council Tax

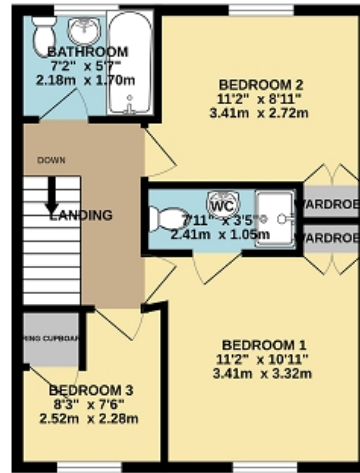
Band Not Specified



GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix ©2024

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.