

A modern three bedroom semi-detached family home situated in a popular cul-de-sac location. The property benefits from well planned accommodation and well proportioned rooms, with the addition of a large conservatory across the rear of the property, a low maintenance rear garden and an integral garage. The ground floor provides a good size sitting room that opens into a dining area providing a nice roomy feel for family living. The location provides convenient access to Southampton and the M3 and M27 motorways along with mainline railway stations and international airport.

ACCOMMODATION

GROUND FLOOR

Entrance Vestibule:

Sitting Room:

14'9" x 11'2" plus recess to stairs (4.50m x 3.40m plus recess to stairs) Under stairs storage.

Dining Area:

8'3" x 7'11" (2.51m x 2.41m)

Kitchen:

11' x 7'10" (3.35m x 2.39m) Space and point for cooker, space for fridge freezer, integrated extractor hood, integrated washing machine, integrated dishwasher, butler sink.

Conservatory:

18'6" x 9'7" (5.64m x 2.92m) Space for table and chairs and space for sofas.

FIRST FLOOR

Landing:

Built in airing cupboard.

Bedroom 1:

13'5" including wardrobe depth x 10'4" (4.09m including wardrobe depth x 3.15m) Built in wardrobe.

Bedroom 2:

10'3" x 9'3" (3.12m x 2.82m) Built in storage cupboard.

Bedroom 3:

9'1" x 8' (2.77m x 2.44m) Access to loft space.

Bathroom:

7'9" x 6'3" (2.36m x 1.91m) White suite with chrome fitments comprising bath with shower over, wash hand basin, WC.

OUTSIDE

Front:

Area laid to shingle, driveway providing off road parking which is part laid to block paving and part to tarmac. Side pedestrian access to rear garden.

Rear Garden:

The rear garden measures approximately 31' x 26' and comprises area laid to artificial lawn, area laid to shingle, block paved patio, further block paved patio area, planted beds, outside tap, garden shed.

Garage:

14'5" x 8'3" (4.39m x 2.51m) With up and over door, light connected, wall mounted boiler.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1985

Approximate Area:

110.7sqm/1193sqft (Including garage)

Sellers Position:

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

St. Francis C of E Primary School

Secondary School:

Toynbee Secondary School

Council Tax:

Band D

Local Council:

Test Valley Borough Council 01264 368000

Ground Floor = 612 sq ft / 56.8 sq m First Floor = 461 sq ft / 42.8 sq m Garage = 120 sq ft / 11.1 sq m Total = 1193 sq ft / 110.7 sq m For identification only - Not to scale





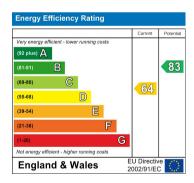














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