



ASKING PRICE

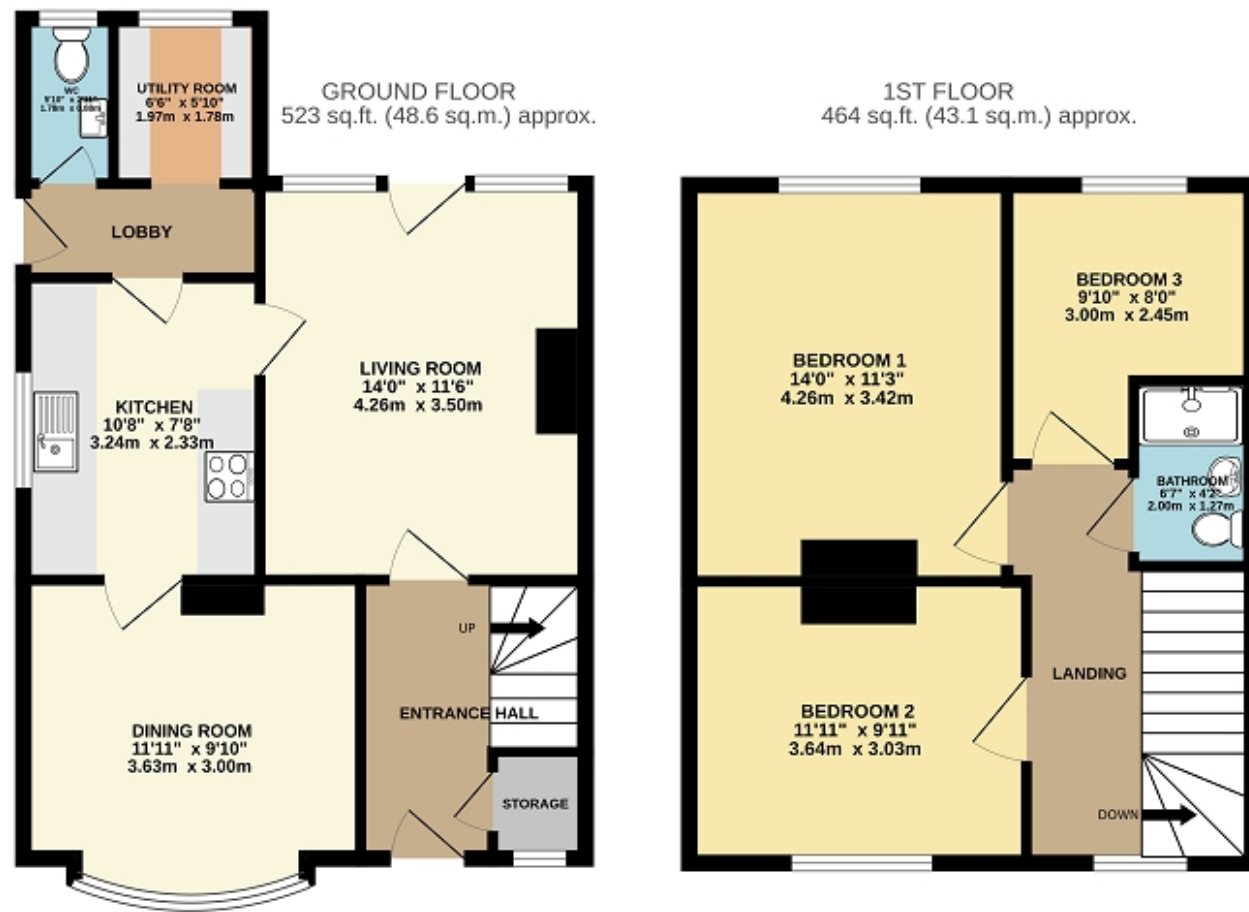
£395,000

Freehold

Denzil Avenue, SO31 5BA

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA: 987 sq.ft. (91.7 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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Denzil Avenue, Netley Abbey, SO31 5BA

3 Bedrooms - 1 Bathroom

Cosy family home with generous rear garden, driveway parking for several vehicles and two separate reception rooms

FEATURES

- Cosy cottage feel to this charming three bedroom home
- Kitchen with handy, separate utility room plus two separate reception rooms to the ground floor
- Two double bedrooms plus further single
- Benefiting from a total re-wire, replacement plumbing and heating system, including new radiators since 2017
- Long rear garden with vegetable patch, fruit trees and wooden summer house
- Convenience shops, Netley station and local parks all within a ten minute walk



Eastleigh Borough Council, tax band C, approx £1,856.87.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

BRAMBLES ESTATE AGENTS

5 Brook Lane, Warsash

Southampton, Hampshire

SO31 9FH

MAYFAIR OFFICE

15 Thayer Street

London

W1U 3JT

BRAMBLES ESTATE AGENTS

Portsmouth Road, Lowford

Bursledon, Hampshire

SO31 8EQ

Email: enquiries@brambles-estateagents.com

brambles-estateagents.com

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Dating back to 1929 and boasting a selection of charming character features throughout, including exposed floorboards in part and the attractive original front door. This delightful three bedroom semi-detached property has undergone a series of home improvements in recent years. There is however still plenty of scope for future extension, subject to the necessary planning consents, should new owners desire - making this an ideal property for those looking for a forever home to grow with them in the years ahead.

In short, the ground floor offers two reception rooms - the living room, with a door out to the pretty rear garden, and the dining room, perfect for formal mealtimes and entertaining guests. The cosy cottage theme which continues throughout the property is reflected in the design of the kitchen which benefits from a traditional range cooker, which will be remaining at the property. There is a handy utility room and cloakroom just off the rear lobby and access out to the carport at the side of the property. Upstairs the three bedrooms; two doubles and a large single, share the shower room which has been fitted with a modern white suite.

The generous rear garden, has been mainly laid to lawn with various areas of interest including a vegetable patch, well stocked borders and mature fruit trees, also, a pretty wooden summer house. There's access to the driveway which runs along the side of the property opening to the front, where there's parking for the cars.



Hall

Plain plastered ceiling, radiator, stairs to first floor landing, under stairs cupboard housing wall mounted boiler, exposed wooden floorboards.

Living Room (14' 0" x 11' 6") or (4.26m x 3.50m)

Coving to textured ceiling, UPVC double glazed windows and door to rear, built in shelving, fireplace, radiator.

Kitchen (10' 8" x 7' 8") or (3.24m x 2.33m)

Coving to textured ceiling, UPVC double glazed leaded window to side. Selection of wall and base units with roll edge laminate worksurfaces. Electric range cooker, to remain, stainless steel sink and drainer. Tiled surrounds, laminate flooring

Dining Room (11' 11" x 9' 10") or (3.63m x 3.00m)

Coving to textured ceiling, UPVC double glazed leaded bow window to front, fireplace (chimney capped), radiator, exposed wooden floorboards.

Rear Lobby

Continuation of laminate flooring, wooden stable door with obscured glass insert to side.

Utility (6' 6" x 5' 10") or (1.97m x 1.78m)

Textured ceiling, UPVC double glazed obscured window to rear, radiator. Slimline laminate worksurface with matching upstand, tiled surrounds. American fridge/freezer, washing machine and tumble drier are to remain. Tiled flooring.



summerhouse.

Frontage

Block paved driveway offering parking for several vehicles, leading to covered car port, shingle and hedging to front.



Cloakroom

UPVC double glazed obscured window to rear, low level WC with push button flush, wall mounted wash hand basin with mixer tap, chrome towel rail, tiled flooring.

First floor landing

Coving to textured ceiling, loft hatch to part boarded loft. UPVC double glazed leaded window to front.

Bedroom 1 (14' 0" x 11' 3") or (4.26m x 3.42m)

Plain plastered ceiling, UPVC double glazed leaded window to rear, radiator.

Bedroom 2 (11' 11" x 9' 11") or (3.64m x 3.03m)

Plain plastered ceiling, radiator, UPVC double glazed leaded window to front.

Bedroom 3 (9' 10" Max x 8' 0") or (3.00m Max x 2.45m)

Plain plastered ceiling, radiator, UPVC double glazed leaded window to rear, exposed wooden floorboards.

Shower Room

Plain plastered ceiling, inset spotlights, chrome towel rail. Low level WC with push button flush, corner wall mounted wash hand basin, shower cubicle with mains shower, tiled flooring.

Garden

Long rear garden, mainly laid to lawn and enclosed by hedging and panel fencing. Block paved patio area, raised and low level flower beds with a selection of shrubs and plants. Outside tap and power. Vegetable patch, sectioned off area to furthest end for natural garden. Wooden



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