

ASKING PRICE

£375,000

Freehold

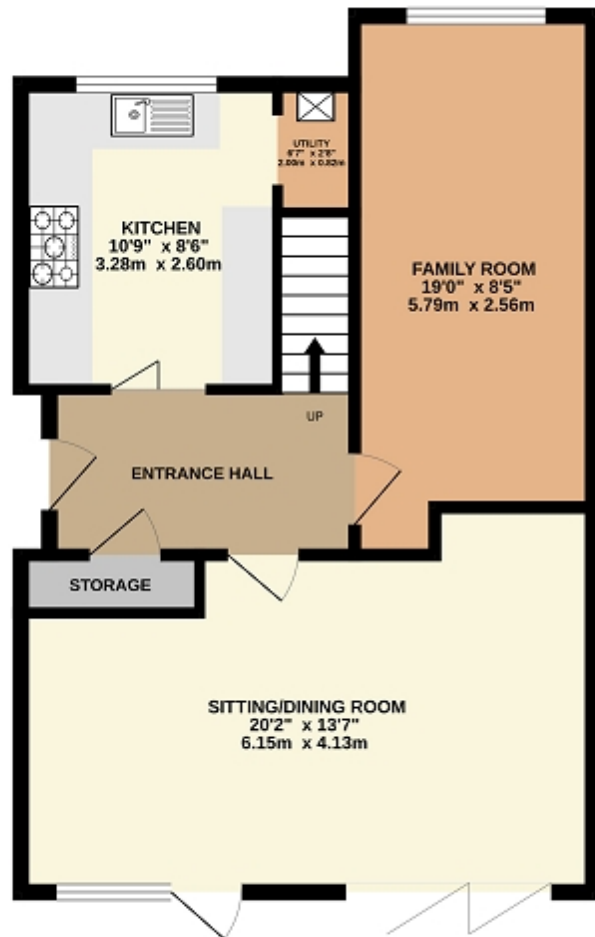
Flowers Close, Hamble, SO31 4LU

Warsash Office: 01489 581 452

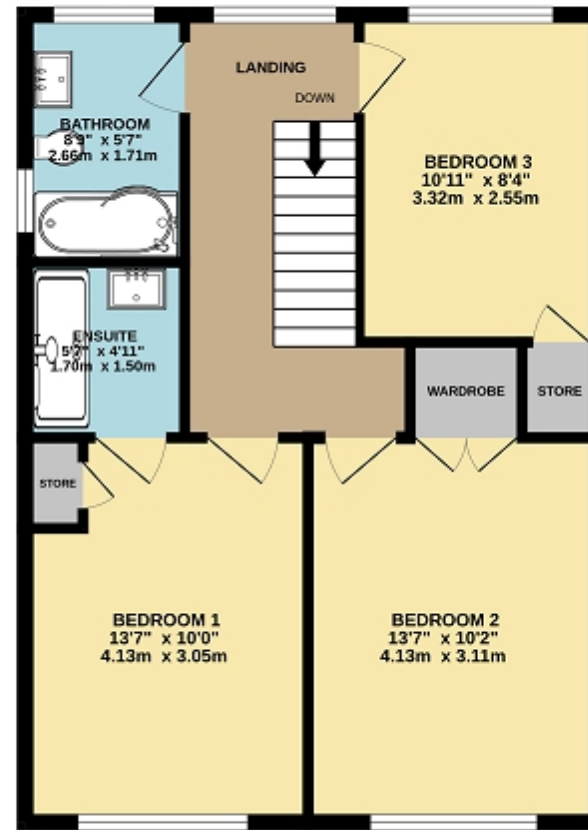
Bursledon Office: 02380 408 200



GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.1 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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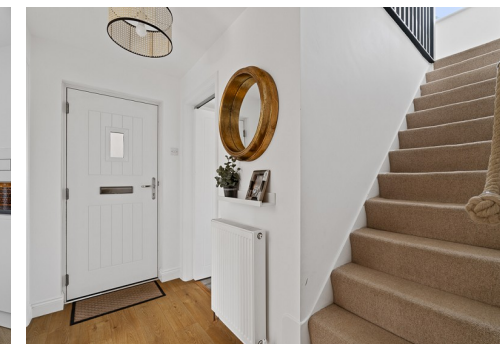
Flowers Close, Hamble, SO31 4LU

3 Beds - 1 Baths

Immaculate three bedroom property, in convenient Hamble location with schools, shops, Hamble waterfront and Victoria Country Park all within a mile radius

FEATURES

- Turn-key property with stylish, immaculate presentation throughout
- Three double bedrooms, all with fitted wardrobes and en-suite shower to the master
- Stunning re-fitted family bathroom with shower over the bath
- Generous driveway parking for the cars and dinghy
- Low maintenance rear garden with south-westerly aspect, perfect for summer entertaining
- Hamble primary and secondary schools within walking distance - both less than a mile from the front door!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(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.

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As well as complete redecoration throughout in recent years, the property benefits from replacement windows and doors throughout, including on-trend aluminium framed bi-fold doors and windows in the sitting/dining room. Also replaced just a few months ago, the family bathroom is absolutely stunning, with its brushed gold taps and accessories and stylish tiling.

The ground floor offers a spacious sitting/dining room with doors opening to the rear garden plus a family room, previously converted from the integral garage, offering a wonderful second reception room which could be used as a playroom, second sitting room or dining room, to suit individual requirements. The kitchen has been fitted with smart high gloss Magnet units with granite worktops over and integrated appliances; dishwasher and fridge/freezer along with AEG oven and hob. A small utility area off the kitchen offers further storage and plumbing for the washing machine.

Flooded with natural light, the spacious first floor landing holds host to the three double bedrooms, all with their own fitted wardrobes plus a double shower en-suite to the master making this an ideal home for growing families, there's no sign of a box room here!

Bi-fold doors open from the sitting room to the low maintenance garden which by design, creates an extension of the living space on offer here during the summer months. To the front, there's ample driveway parking for several cars.



Modernised and tastefully decorated throughout, this three bedroom semi-detached property is deceptively spacious, with its three double bedrooms and well proportioned living rooms on the ground floor. With the addition of a recently installed Positive Input Ventilation system to improve air filtration and ventilation.

Hallway

Plain plastered ceiling, wall mounted thermostat, radiator, stairs to first floor landing, cloaks cupboard, laminate flooring.

Sitting/Dining room (20' 2" x 13' 7") or (6.15m x 4.13m)

Plain plastered ceiling, radiator, aluminium framed double glazed bi-fold doors plus further door and window to rear. Continuation of laminate flooring.

Family Room (19' 0" x 8' 5") or (5.79m x 2.56m)

Coving to plain plastered ceiling, UPVC double glazed window to front, radiator, continuation of laminate flooring.

Kitchen (10' 9" x 8' 6") or (3.28m x 2.60m)

Plain plastered ceiling with inset spotlights, UPVC double glazed window to front. Selection of high gloss wall and base units with granite worktops and matching upstands. Integrated dishwasher and fridge/freezer. Pullout larder cupboard and corner storage cupboards. Undermounted ceramic sink with mixer tap over, inset drainer grooves to worktop. Electric AUG oven and microwave, 5 ring AEG gas hob with fume hood over. Tiled surrounds. Laminate flooring.

Utility (6' 7" x 2' 8") or (2.00m x 0.82m)

Plain plastered ceiling, low level slim line cupboard, space and plumbing for washing machine. Continuation of laminate flooring.

First flooring landing

Plain plastered ceiling, loft hatch with drop down ladder, UPVC double glazed window to front.



Bathroom

Plain plastered ceiling with inset spotlights, UPVC double glazed frosted windows to front and side. Panel bath with mains shower over and hand held attachment, floating vanity unit with inset wash hand basin and mixer tap over, low level WC with push button flush, tiled surrounds.

Bedroom 1 (13' 7" x 10' 0") or (4.13m x 3.05m)

Plain plastered ceiling, UPVC double glazed window to rear, radiator, built in wardrobe.

En-Suite

Plain plain ceiling with inset spotlights, double shower with mains rain style shower and glass screen, floating vanity unit with inset wash hand basin and mixer tap over, chrome towel rail, tiled walls and flooring.

Bedroom 2 (13' 7" x 10' 2") or (4.13m x 3.11m)

Plain plastered ceiling, UPVC double glazed window to rear, radiator, built in wardrobe.

Bedroom 3 (10' 11" x 8' 4") or (3.32m x 2.55m)

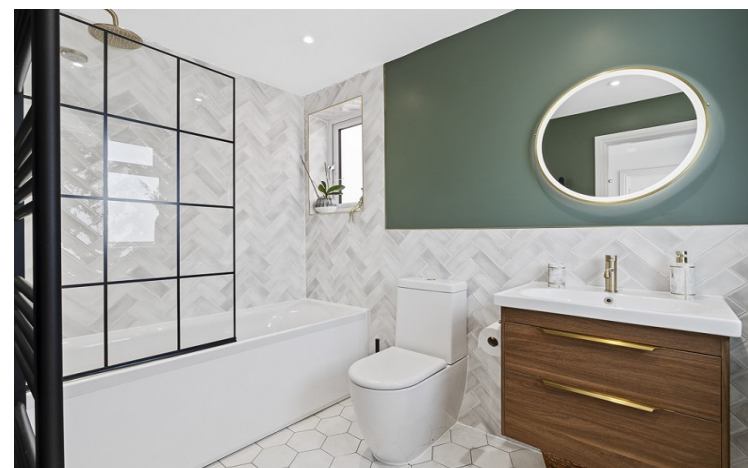
Plain plastered ceiling, UPVC double glazed window to front, radiator, built in wardrobe.

Garden

Raised wooden decking area stepping down to lawn area. Enclosed by panel fencing. Raised bed and path to side of property.

Driveway

Tarmacadam driveway offering parking for several cars.



Other

Eastleigh borough council tax Band C- £1,837.91 per year.

Sellers position- Onward chain, need to find.



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