



ASKING PRICE

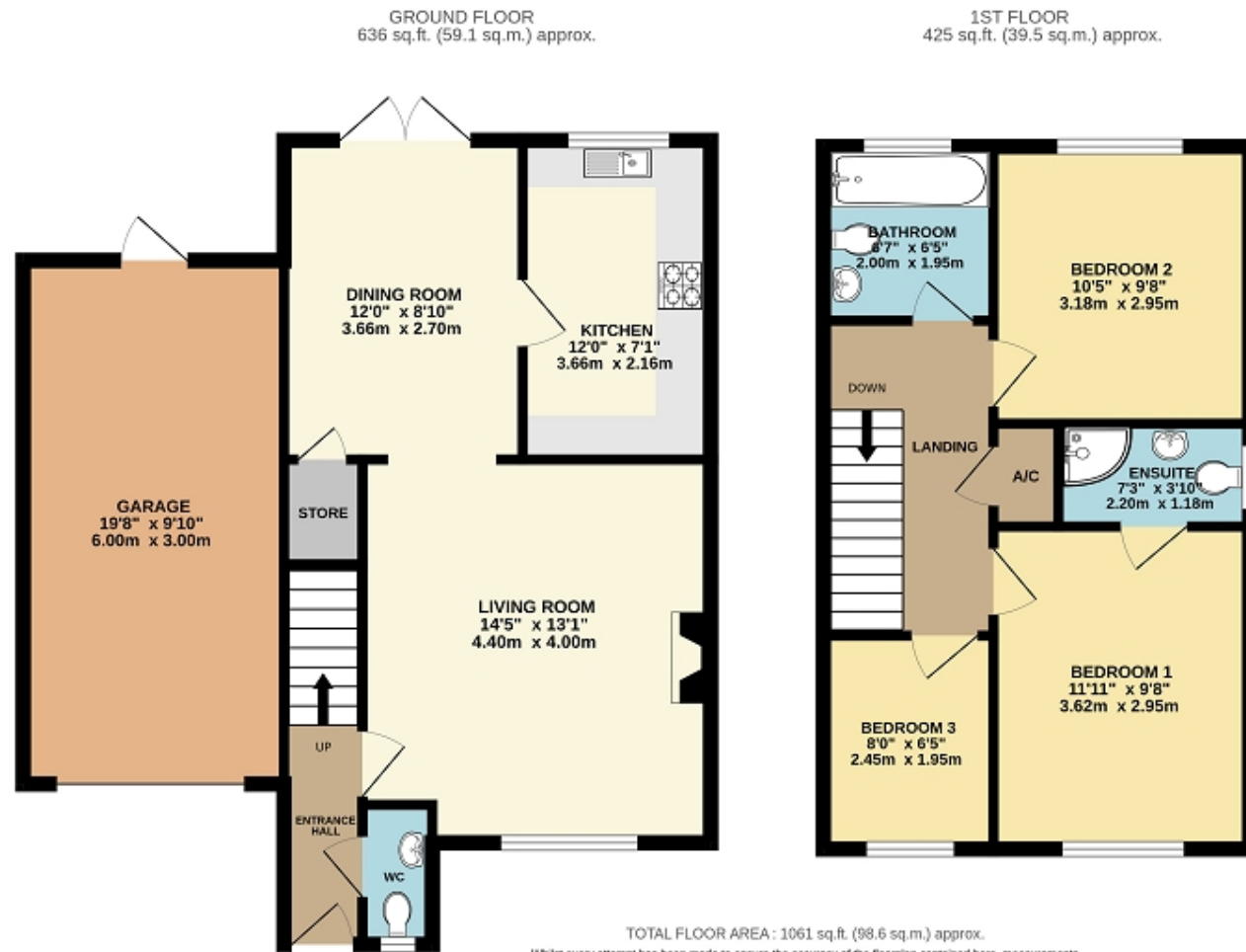
**£425,000**

Freehold

**Tutor Close, Hamble, SO31 4RU**

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



**Tutor Close, Hamble, SO31 4RU**

**3 Beds - 2Baths**

An immaculate three bedroom, two bathroom link detached house, situated in Hamble. With a single garage and delightful rear gardens.

**FEATURES**

- Immaculate throughout
- Popular location, within walking distance to Hamble Village
- En suite to master bedroom and family bathroom
- Single garage with driveway parking
- Lovely, beautifully maintained rear garden
- Downstairs cloakroom



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

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](mailto:enquiries@brambles-estateagents.com)

[brambles-estateagents.com](http://brambles-estateagents.com)

Bursledon | Warsash | Mayfair



This immaculate three-bedroom, two-bathroom property in Hamble offers a perfect blend of charm and modern living. Located within walking distance to Hamble Village, known for its vibrant atmosphere, cobbled streets, and scenic riverside setting, this home is ideal for those seeking a lifestyle surrounded by eateries, marinas, local shops, and amenities. Beautifully presented, the property features a separate dining room and reception room, providing plenty of living space. The rear garden is delightfully landscaped and meticulously maintained, offering a tranquil outdoor retreat. Upstairs, the first floor hosts three bedrooms, including a master bedroom with its own en-suite. The other two bedrooms are well-proportioned and share a stylish family bathroom. This property embodies the quintessential Hamble lifestyle, combining a picturesque setting with elegant interior spaces.



**Front Garden**

Driveway for off road parking, leading to single garage. Garden mainly laid to lawn with paved footpath leading to front door and side gate. Low level shrubs.

**Entrance Hall**

Composite front door with inset opaque double glazed panels. Coir matting. Deep moulded skirting boards, dado rail and coving to ceiling. RCD breaker switches, radiator. Laminate flooring, stairs to first floor. Doorways to WC and living room.

**W.C**

UPVC double glazed opaque window to front aspect with tiled window sill, low level WC with cistern behind, wall hung hand basin with hot and cold tap, tiled splash back, deep moulded skirting boards. Tiled effect vinyl flooring.

**Living Room**

Multi pane UPVC double glazed window to front aspect, with radiator underneath. Deep moulded skirting boards. Laminate flooring continued from hallway. Dado rail. Second radiator. Gas fire with surrounding mantle piece. Double doors leading to dining room.

**Dining Room**

UPVC double glazed french doors leading to garden. Coving. Dado rail. Radiator with independent thermostat. Access to storage cupboard under the stairs. Laminate flooring continued from the living room.

**Kitchen**

UPVC double glazed window to rear aspect. Stainless steel sink with drainer. Space for dishwasher, washing machine and fridge/freezer. Four burner gas hob burner with electric fan oven beneath. Range of matching wall and base units with complimentary work surfaces.

**Landing**

Carpeted stairs to first floor with wooden balustrade. Large airing cupboard with hot water tank. Access to part boarded loft with ladder.



**Bathroom**

UPVC double glazed opaque window to rear aspect. Part tiled walls. Panelled bath with chrome mixer tap and hand held shower attachment. Low level WC with cistern behind. Pedestal wash hand basin with hot and cold taps. Deep moulded skirting boards, 12 volt shaver socket, extractor fan.

**Bedroom 1**

UPVC double glazed window to front aspect with radiator beneath. Deep moulded skirting boards. Fitted carpet, coving, doorway leading to ensuite.

**En-suite**

UPVC double glazed opaque window to side aspect. Tiled walls Ladder style heated towel rail. Low level WC. Built in hand basin with chrome mixer taps. Tiled flooring. Shower cubicle, with rain effect shower head and hand held shower attachment, inset spotlights.

**Bedroom 2**

UPVC double glazed window to rear aspect, coving, radiator with independent thermostat, deep moulded skirting boards, fitted carpet.

**Bedroom 3**

UPVC double glazed window front aspect, coving, radiator, deep moulded skirting boards, fitted carpet.

**Garage**

Accessible via up and over door to the front of the property. Rear access. Large window. Power sockets and lighting.

**Garden**

Accessed via french doors from dining room or side access gate. Small patio area with shingle surround. Path leading to garage. Lovely well maintained garden, mainly laid to lawn. Well established shrubs and silver birch tree. Position for rotary washing line.



Path leading to garage. Lovely well maintained garden, mainly laid to lawn. Well established shrubs and silver birch tree. Position for rotary washing line.

Eastleigh Borough Council - Band D - £2,165.22 - 2024/2025



Brambles Estate Agents have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.