



ASKING PRICE

**£380,000**

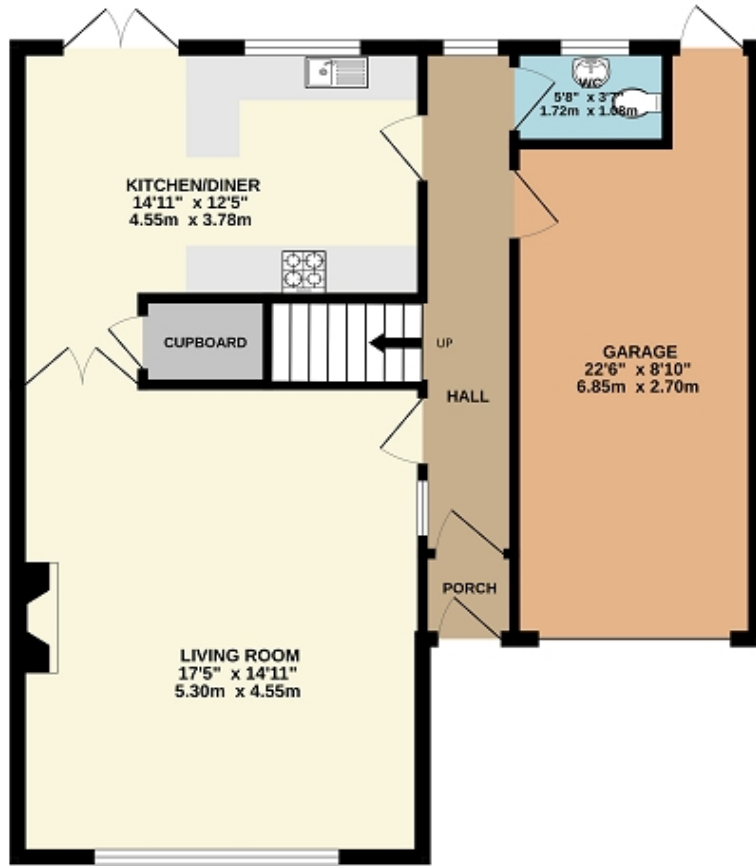
Freehold

**Flowers Close, Hamble, SO31 4LU**

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200

GROUND FLOOR  
708 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1153 sq.ft. (107.1 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**

Brambles are delighted to present this three bedroom, link detached family home in a desirable area of Hamble with its great transport links and local amenities.

**FEATURES**

- Three bedroom link detached home
- Modernised kitchen and bathroom
- Private back garden
- Single garage and driveway providing off road parking for a minimum of two vehicles
- Gas central heating and double glazed throughout



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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Bursledon | Warsash | Mayfair



Located in a sought after area of Hamble which renowned for its sailing and marine activities due to its proximity to the river and Southampton Water. The area benefits from plenty of local amenities, shops, highly regarded schools and several recreational areas including Royal Victoria Country Park. Hamble has access to excellent public transport links and is also a short distance from the M27 providing access to Portsmouth, Southampton and beyond. On approach, a charming front garden laid to lawn welcomes you to this spacious family home. A single garage plus driveway provides secure, off road parking. Stepping inside, the hallway leads you through to the living room with large windows and glazing flooding this room with natural light. The kitchen has been modernised and benefits from an integrated oven and hob with space and plumbing for other appliances. There is plenty of space here to place a dining table and chairs, ready to enjoy your meals with an outlook over the back garden which is mainly laid to lawn and wonderfully private. Furthermore a downstairs WC and direct access in to the garage provide added convenience. Upstairs you will find three generous bedrooms, one with built in storage, as well as the family bathroom with shower over the bath. Viewing is highly recommended to truly appreciate the potential of this charming family home.



**Outside**

Tarmac driveway with space for two cars, leads to garage. Front garden laid to lawn with borders.

**Porch (3' 2" x 4' 7") or (0.96m x 1.40m)**

UPVC front door with double glazed inserts. Brick walls. Tiled flooring.

**Entrance Hallway (18' 8" x 9' 1") or (5.68m x 2.77m)**

Wooden front door with opaque glass. UPVC double glazed window to back garden. Opaque decorative glass panelling to living room. Laminate flooring. Skirting boards. Carpeted staircase rising to first floor. Radiator with independent thermostat. Doorways leading off to all rooms on the ground floor.

**Living Room (17' 5" x 14' 11") or (5.30m x 4.55m)**

Wooden panel door with brushed chrome fittings. UPVC double glazed windows to front aspect with opaque glazing beneath. Carpet. Skirting boards. Feature fireplace with stone hearth and surround. Radiator with independent thermostat.

**W.C. (3' 7" x 5' 8") or (1.08m x 1.72m)**

Wooden door with brushed chrome fittings. UPVC double glazed opaque window to rear aspect. Laminate flooring. Skirting boards. Low level WC with cistern. White hand wash basin with chrome hot and cold taps. Tiled splash backs. Radiator with independent thermostat.

**Kitchen/Dining room (12' 5" x 14' 11") or (3.78m x 4.55m)**

Wooden panel doors with brushed chrome fittings from hallway and living room. UPVC double glazed window to back garden. UPVC double glazed patio door leads to back garden. Laminate flooring. Skirting boards. Space for dining table and chairs. Matching wall and base units. Stainless steel sink and half with drainer and brushed chrome mixer tap. Ample work surfaces. Space and plumbing for dishwasher. Space and plumbing for fridge freezer. Integrated electric oven and four point gas burner hob with stainless steel extractor hood above. Larder cupboard.

**Landing (12' 3" x 14' 11") or (3.74m x 4.55m)**

UPVC double glazed opaque window to side aspect. Carpet. Skirting boards. Radiator with independent thermostat. Doorways leading off to all rooms. Airing cupboard housing the boiler and water tank.



**Bedroom 1 (11' 1" x 12' 10") or (3.38m x 3.91m)**

Wooden door with brushed chrome fittings. UPVC double glazed window to front aspect. Carpet. Skirting boards. Radiator with independent thermostat. Range of fitted wardrobes.

**Bedroom 2 (7' 9" x 11' 8") or (2.35m x 3.56m)**

UPVC double glazed window to side aspect. Carpet. Skirting boards. Radiator.

**Bedroom 3 (9' 3" x 9' 1") or (2.83m x 2.77m)**

Wooden panel door with brushed chrome fittings. UPVC double glazed window to back garden. Radiator with independent thermostat. Carpet. Skirting boards. Loft access.

**Bathroom (6' 3" x 6' 7") or (1.90m x 2.0m)**

UPVC double glazed opaque window to back garden. Laminate flooring. Low level WC with cistern. White pedestal hand wash basin with chrome hot and cold taps. White panel bath with chrome mixer tap and chrome shower above. Concertina glass shower screen. Tiled surrounds. Radiator.

**Garage (22' 6" x 8' 10") or (6.85m x 2.70m)**

Up and over garage door. Wooden door with opaque glass and brushed chrome fittings, leads to hallway. UPVC double glazed door leads to back garden. Power. Space and plumbing for washing machine and tumble dryer.

**Garden**

Fully fenced. Mainly laid to lawn. Borders with mature trees and shrubs. Pathway leads to garage. Wooden shed.

**Other**

Eastleigh Borough Council Tax Band D £2165.22 2024/25 charges  
Sellers position- No forward chain



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