



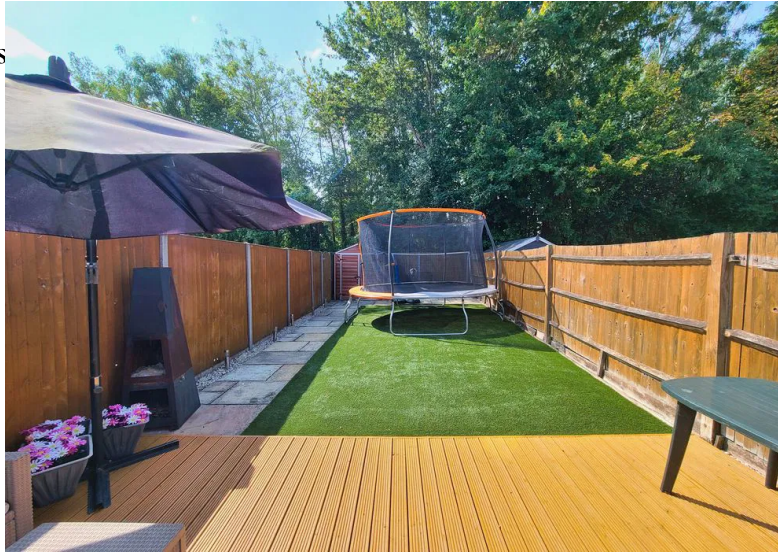
Pickwick Close, Totton, Southampton, SO40 8QE
Southampton

£350,000

Property Type: Semi Detached House

Bedrooms: | Bathrooms: | Receptions
3 | 1 | 1

Hamwic are delighted to present this spacious and well-presented 3 bedroom semi – detached home, situated in the desired area of West Totton. This inviting property boasts a spacious kitchen/breakfast room, a generous living room overlooking the landscaped rear garden. Additional benefits include off road parking, double glazing and gas central heating.



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Overview

Set back from the road with off-road parking, this well-presented home offers modern, practical living arranged over two floors. A welcoming hallway provides access to a cloakroom/WC and flows through to the kitchen/breakfast room and rear living room.

The kitchen is fitted with a range of units and drawers, integrated appliances including fridge/freezer, dishwasher, oven with gas hob, and a concealed gas combi boiler. To the rear, the bright living room opens directly onto the garden via double doors, creating an easy connection between indoor and outdoor living.

Upstairs, the home offers three bedrooms, with bedroom two featuring built-in wardrobes. They are served by a modern family bathroom with bath, mixer shower and glass screen. The loft is part-boarded with ladder and lighting, providing useful additional storage.

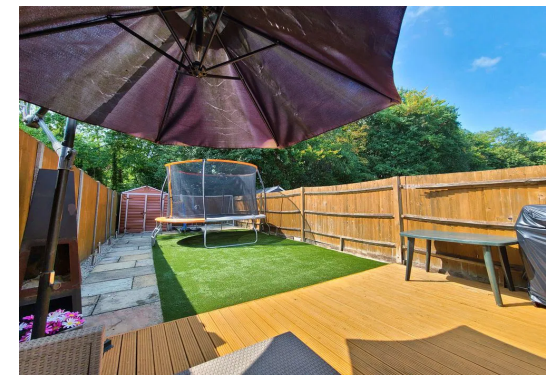
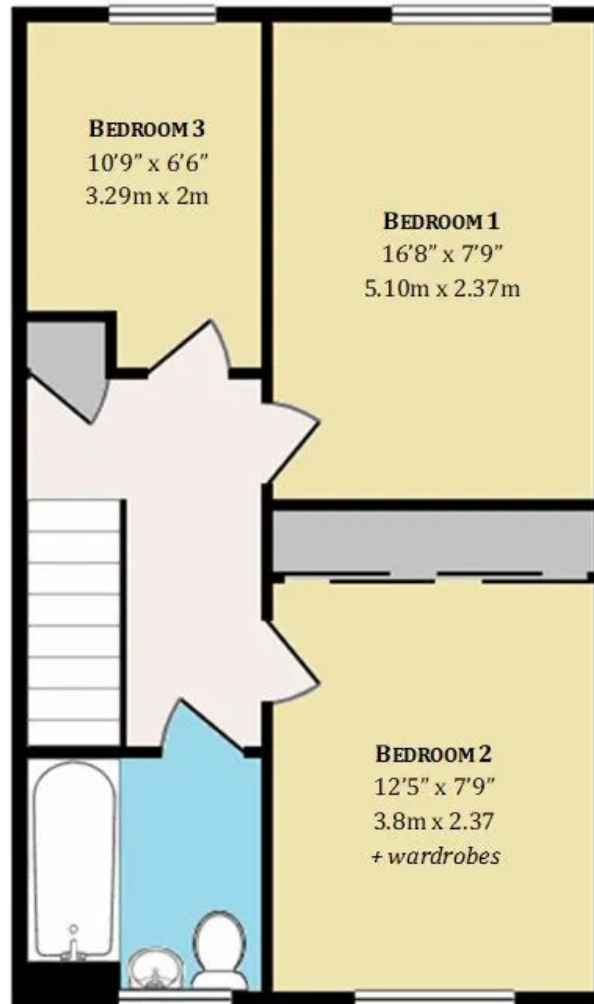
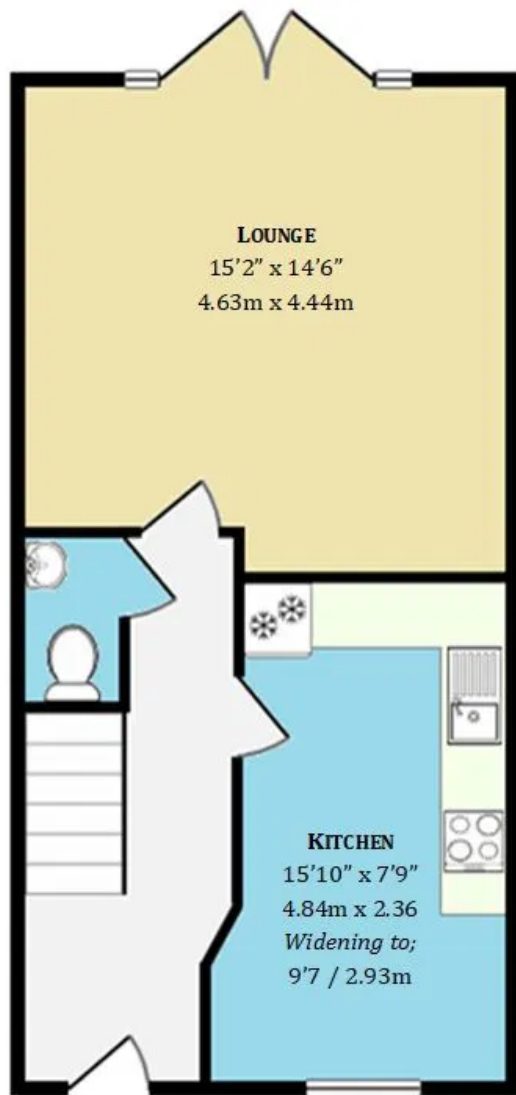
Outside

The rear garden is landscaped for low maintenance, with a decked seating area, artificial lawn, further patio, and garden shed, all enclosed by timber fencing with a rear pedestrian gate.

Additional Information

- Tenure: Freehold
- Council Tax Band: C (New Forest District Council)
- Management charge approx. £32 per month
- Mains gas, electricity, water & drainage
- Heating: Gas central heating
- Construction: Brick elevations under tiled roof
- Broadband: Ultra-fast (up to 1800 Mbps, Ofcom)





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