



BRITISH PROPERTY AWARDS

2017, 2018, 2019,
2021, 2023 & 2024
★★★★★

GOLD WINNER

ESTATE AGENT
IN TOTTON



118 WINDERMERE AVENUE

| SOUTHAMPTON | HAMPSHIRE |

| SO16 9GB |

PRICE GUIDE: £275,000

Hamwic Independent Estate Agents are pleased to offer this well-presented and spacious three bedroom terraced house, perfectly suited to first-time buyers. Situated in a convenient area of Millbrook, the property benefits from two reception rooms, refitted shower room, off road parking, rear aspect kitchen, generous rear garden. A viewing is highly recommended.

**| TERRACED HOUSE | THREE BEDROOMS |
REAR ASPECT KITCHEN | TWO RECEPTION
ROOMS | DOUBLE GLAZING | CONVENIENT
LOCATION | IDEAL FOR FIRST TIME BUYERS |
OFF ROAD PARKING | NO FORWARD CHAIN |
| GENEROUS REAR GARDEN |**



Front – open to the front and mainly laid to lawn, off road parking available, pathway to the side offering access to the rear garden. Covered entrance with front door into;

Entrance Hall – textured ceiling, stairs to the 1st floor with cupboard under, electric radiator and doors to;

Living Room – textured ceiling, double glazed window to the front aspect, feature stone fireplace and display plinths to both sides. Carpet fitted.

Kitchen – textured ceiling, herringbone style LVT flooring, double glazed window to the rear, personal door to the rear aspect/garden. Work surfaces with units to the base level with further matching eye level units, sink unit, space for base level white goods, and door to;

Dining Room – textured ceiling, double glazed window to the rear aspect, electric radiator and carpet fitted.

1st Floor – textured ceiling, access to the loft, electric radiator and doors to;

Bedroom 1 – textured ceiling, double glazed window to the front aspect and built in wardrobe. Carpet fitted.

Bedroom 2 – textured ceiling, double glazed window to the rear aspect, built in bedroom storage, airing cupboard housing hot water tank. Carpet fitted.

Bedroom 3 – textured ceiling, double glazed window to the front aspect, newly laid carpet and storage cupboard.

Bathroom – textured ceiling, obscure double glazed window to the rear aspect, LVT flooring, walk in shower cubicle with electric shower above, low level WC, wash basin and tiled walls.

Rear Garden – patio area to the base of the property, brick built storage shed, steps up to the remainder of the garden which is mainly laid to lawn. Enclosed with timber fencing. Pathway to the rear of the garden. Variety of flowers, plants, shrubs and small trees. Outside tap.

Tenure: Freehold

Council Tax Band: B – Southampton City

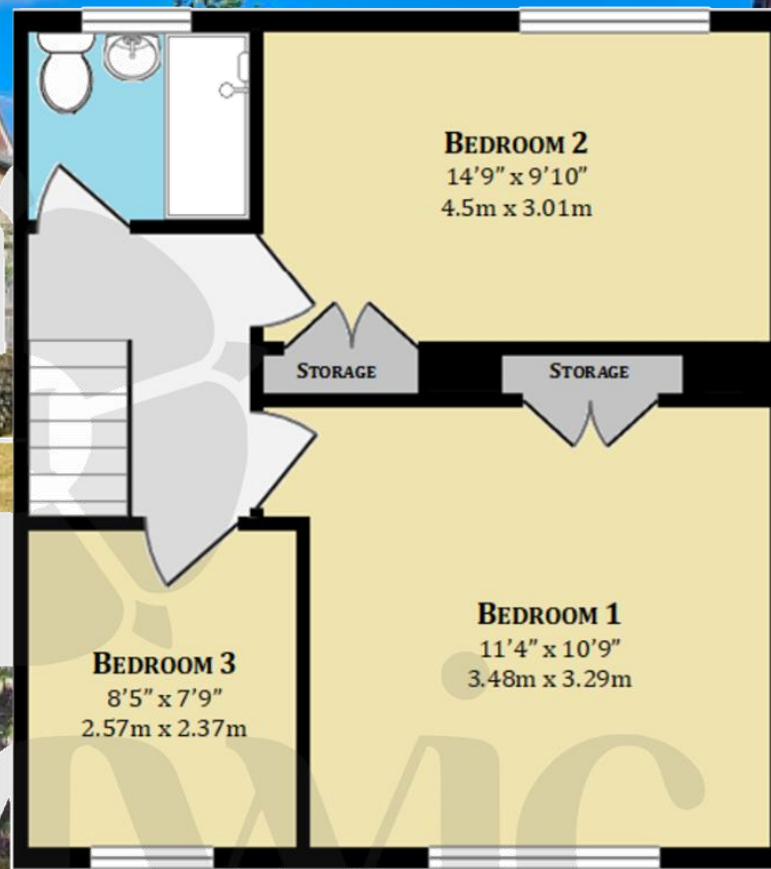
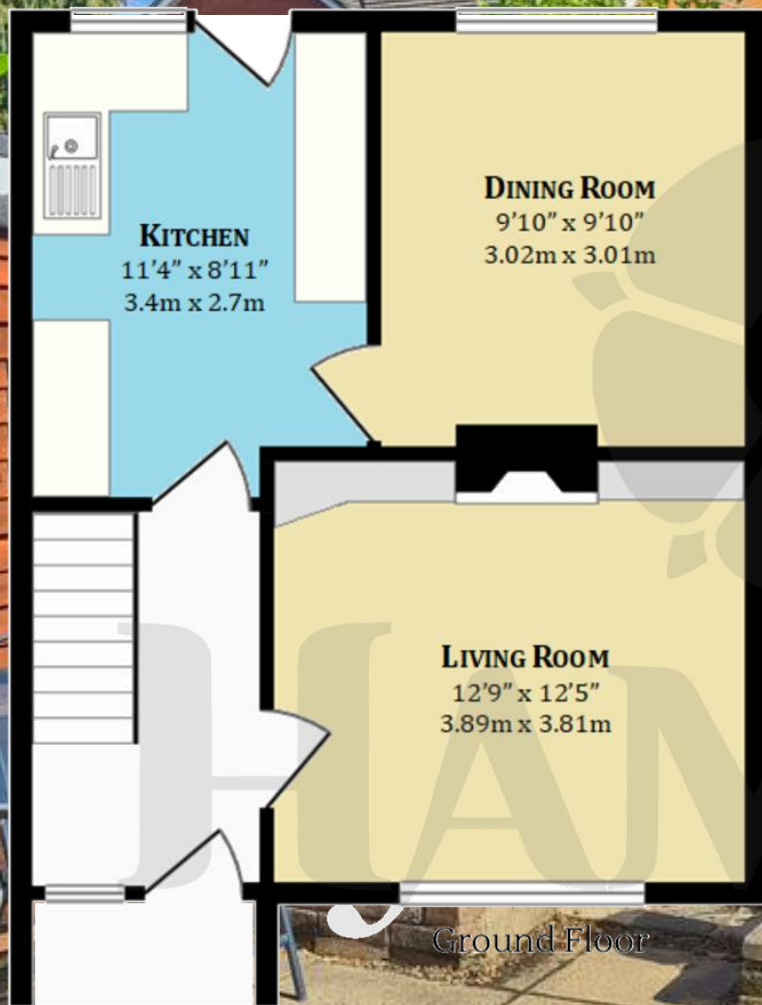
Mains Electricity, Water and Drainage

Heating: Electric Wall Heating

Construction: Brick elevations under a tiled roof

Broadband – Ultra-Fast broadband up to 1000 Mbps available. (Ofcom)





Tenure: Freehold

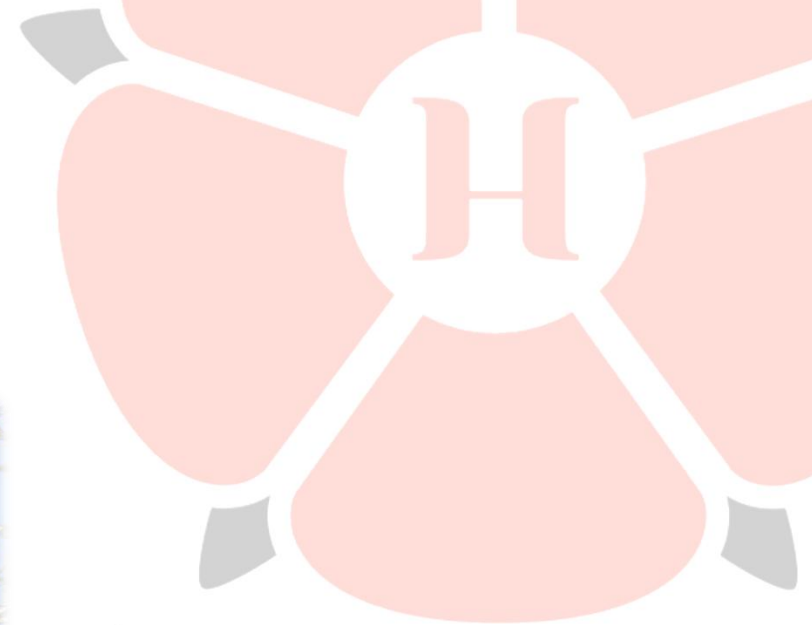
Council Tax Band: B – Southampton City Council

Mains Electricity, Water and Drainage

Heating: Electric Wall Heaters

Construction: Brick elevations under a tiled roof

Broadband – Ultra-Fast broadband up to 1000 Mbps available. (Ofcom)



VIEWING ARRANGEMENTS ~ BY APPOINTMENT ONLY

HAMWIC INDEPENDENT ESTATE AGENTS LTD ~ 3 – 4 SOUTH PARADE ~ SALISBURY ROAD ~ SOUTHAMPTON ~ SO40 3PY ~

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Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as a general guidance. You must verify the dimensions carefully before ordering carpets or any built-in-furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

These particulars are issued in good faith but do not constitute representation of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Hamwic Independent Estate Agents Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.