



BRITISH PROPERTY AWARDS

2017, 2018, 2019,
2021, 2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN TOTTON



44 UPTON CRESCENT

| NURSING | SOUTHAMPTON |
| SO16 8AB |

PRICE GUIDE: £275,000
(CASH BUYERS ONLY)

Hamwic Independent Estate Agents are delighted to offer this fantastic opportunity for buyers seeking a full refurbishment project in the ever-popular location of Nursling. Set on a generous plot, this detached bungalow benefits from off-road parking and a large rear garden, offering plenty of scope to renovate, reconfigure or extend (subject to planning). Available with no forward chain, this is an exciting chance to create something special.



**| POPULAR AND DESIRABLE AREA | GENEROUS FRONTAGE
WITH AMPLE OFF-ROAD PARKING | SPACIOUS REAR
GARDEN | BAY-FRONTED LOUNGE AND BEDROOM, 2ND
BEDROOM WITH PATIO DOORS TO GARDEN | SEPARATE
DINING ROOM, KITCHEN AND LEAN-TO | RECENTLY
REFITTED WET ROOM WITH ACCESSIBILITY FEATURES |
HUGE POTENTIAL TO REFURBISH, RECONFIGURE OR
EXTEND (SUBJECT TO PLANNING)
| CASH BUYERS ONLY | NO FORWARD CHAIN |**

The property enjoys a good-sized frontage with ample off-road parking and a large, private rear garden laid mainly to lawn, complemented by mature trees and established planting. A wonderful space with plenty of potential to be transformed.

Internally, the accommodation is well-proportioned. Two sizeable front rooms feature attractive bay windows, while a further bedroom at the rear enjoys direct access to the garden through patio doors.

The property also benefits from a separate dining room, kitchen and a lean-to with access to the outside. The wet room has been refitted in recent years, providing modern accessibility features.

While the bungalow has been a much-loved home, it is now ready for a comprehensive programme of refurbishment. Areas requiring attention include roof coverings, main structural walls, chimney stack and flooring within the property. Along with updating the kitchen and additional cosmetics.

For this reason, the property is available to cash buyers only.

Offered with no forward chain, this is an excellent opportunity to create a home tailored to your own specification, set within a sought-after and convenient location.

Tenure: Freehold

Council Tax Band: D – Test Valley

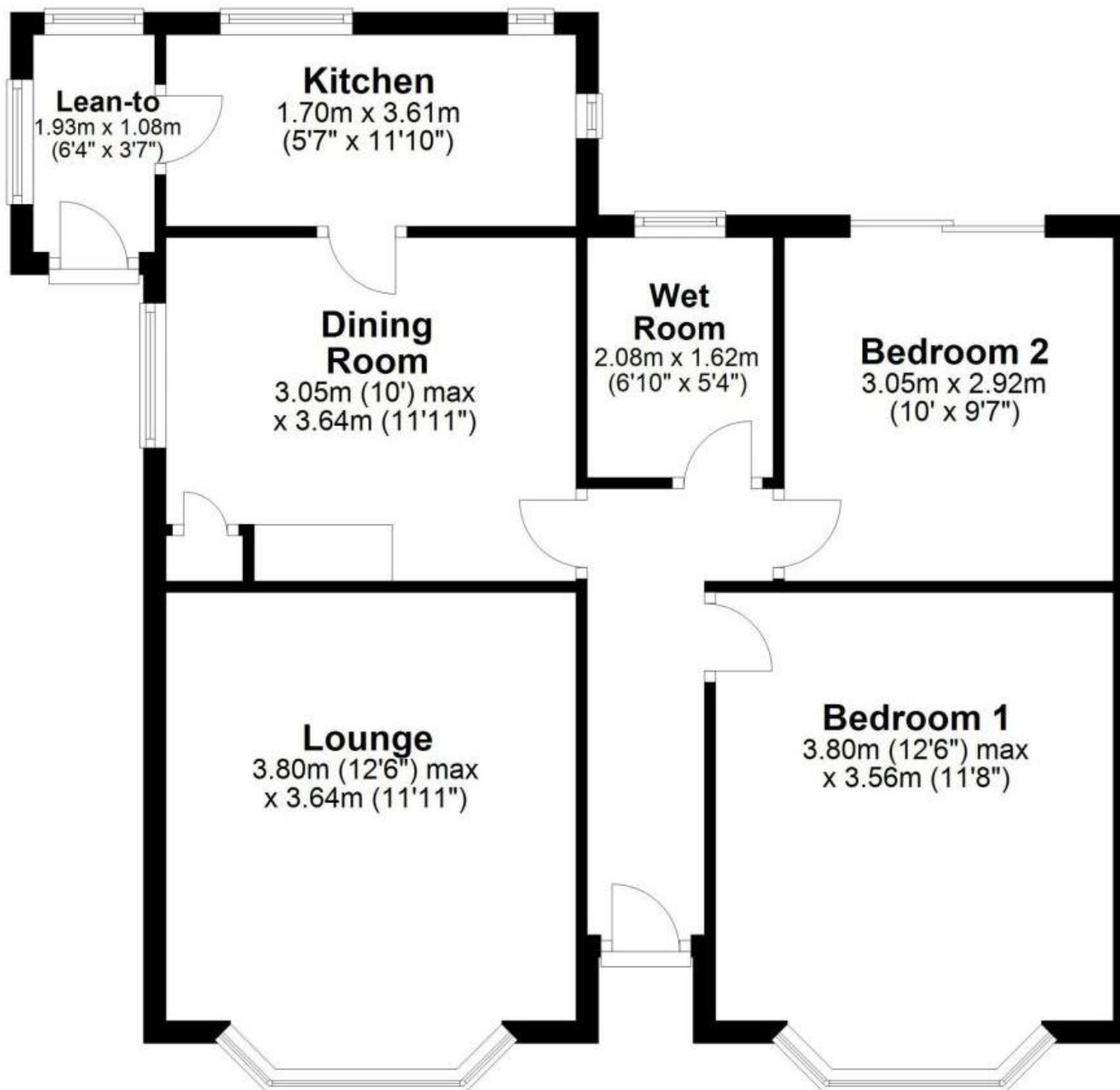
Mains Electricity, Gas, Water and Drainage

Heating: Gas Central Heating

Construction: Brick elevations under a tiled roof

Broadband Super-Fast broadband up to 80 Mbps available. (Ofcom)





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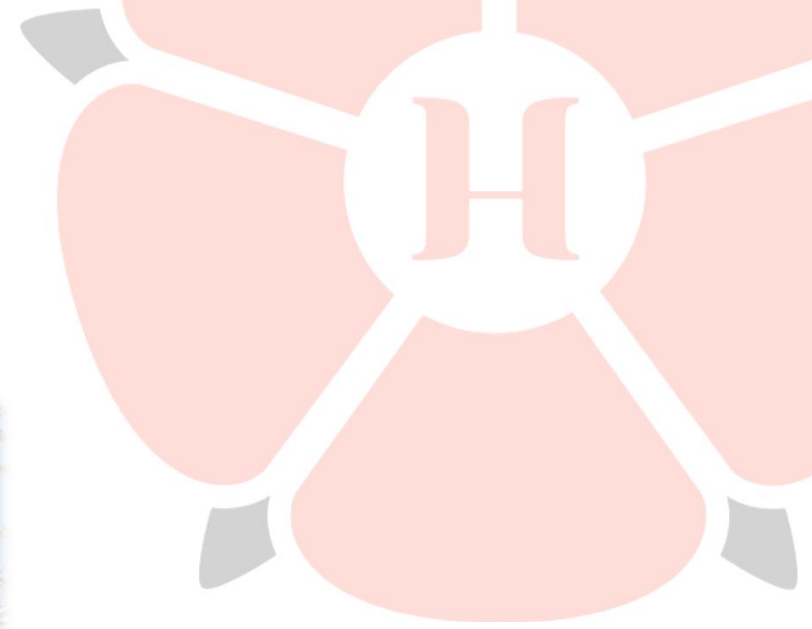
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...a coincidence
"Not all estate agents are the same!"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	



VIEWING ARRANGEMENTS ~ BY APPOINTMENT ONLY

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

TEL NO: 02380 663999 ~ EMAIL: ENQUIRIES@HAMWICESTATEAGENTS.CO.UK

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.

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