



Kern Close, Maybush, SO16
Southampton

£325,000

Property Type: Semi Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Hamwic Independent Estate Agents are delighted to present this well-presented and thoughtfully modernised three double bedroom end-terraced home, ideally suited to first-time buyers looking for space, comfort and a convenient Southampton location.

The property has been extended to the side over two storeys, significantly enhancing both the ground floor living space and the first floor accommodation. Combined with a refitted kitchen, modern bathroom, south-facing garden and off-road parking for two vehicles, this is a home that offers far more than first meets the eye.

- Well Presented & Modernised End Terraced Home
- Three Genuine Double Bedrooms
- Double Storey Side Extension
- Generous Lounge / Dining Room
- Refitted Kitchen & Bathroom
- South Facing Landscaped Rear Garden
- Off Road Parking For Two Vehicles
- Convenient Maybush Location
- Ideal First Time Buy

Location - Kern Close is situated in the popular Maybush area of Southampton, well regarded for its convenience and accessibility. The property is ideally positioned for Southampton General Hospital, local shops, schools and regular bus routes into the city centre. Road links to the M27 and M3 are close by, making this an excellent choice for commuters, healthcare professionals and first-time buyers alike.

*Construction: Traditional brick construction
Heating: Gas central heating
Windows: Double glazed throughout
Utilities: Mains water, gas, electricity and drainage
Council Tax Band: C*





Front & Entrance - The property is open to the front with an attractive decorative stone frontage and hardstanding bin storage area. A pedestrian side gate provides convenient access to the rear garden. The front door opens into a welcoming entrance hall, featuring stairs rising to the first floor, radiator and a front-facing window, allowing natural light to flow in.

An open archway leads seamlessly into the refitted kitchen, which is well-appointed with a comprehensive range of base and eye-level units, generous work surface space and ample storage. There is space and plumbing for a washing machine, dishwasher and fridge/freezer, with a wall-mounted gas boiler neatly positioned to the corner. A front-facing window completes this practical and modern space.

Lounge / Dining Room - The extended lounge-dining room is a real highlight, offering an excellent sense of space and flexibility for everyday living and entertaining. Dual aspects include a rear-facing window and double doors opening directly onto the garden, creating a lovely connection between indoor and outdoor living. Two useful built-in storage cupboards further enhance practicality.

First Floor - To the first floor, a central landing provides access to all rooms, along with an airing cupboard housing the hot water tank and additional storage. The loft is accessed via a pull-down ladder and benefits from lighting and partial boarding.

All three bedrooms are genuine doubles, each offering double glazed windows, carpet flooring and radiators. The generous principal bedroom benefits particularly from the double-storey extension, providing excellent proportions rarely found in similar homes.

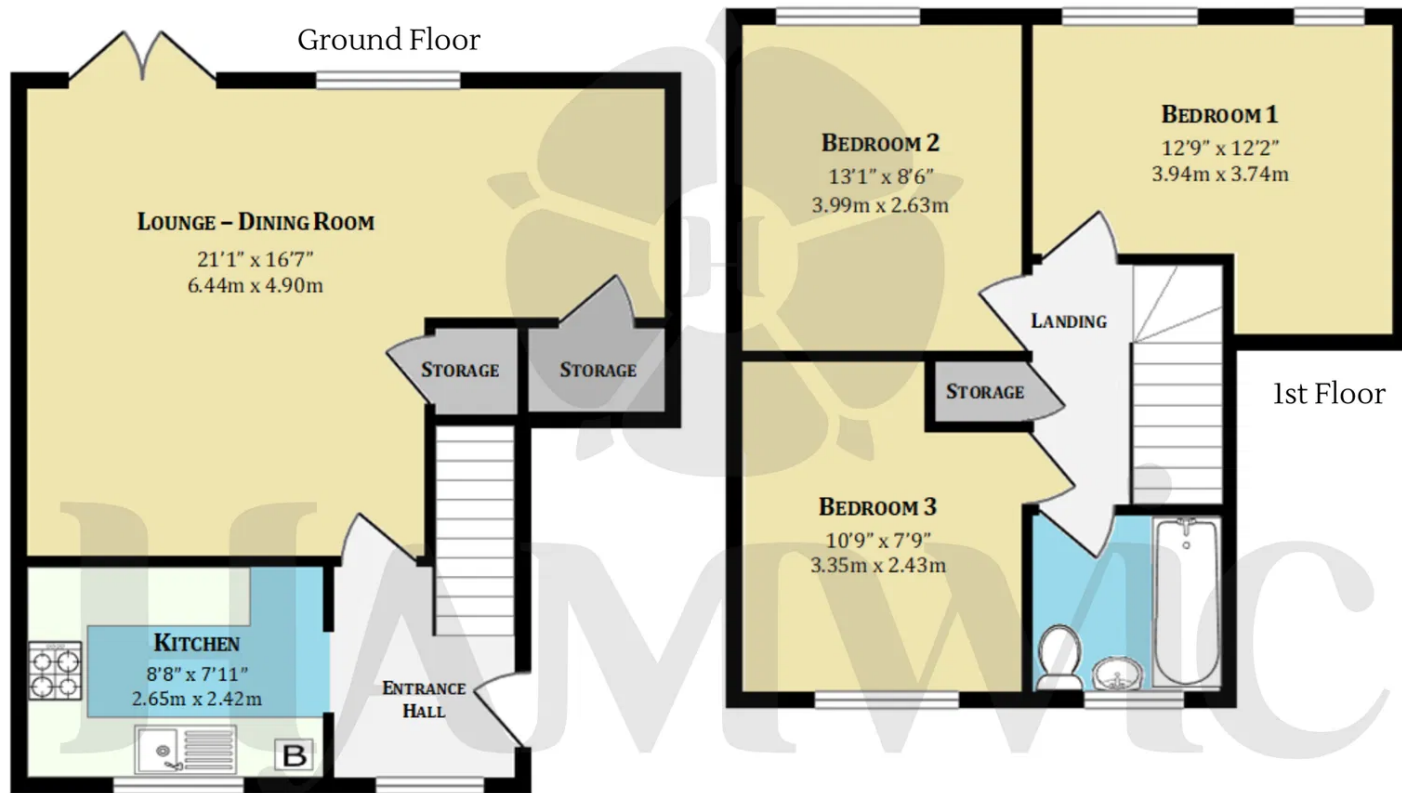
The refitted bathroom is finished in a modern style, featuring tiled walls, laminate flooring, a vanity mirror with concealed LED lighting, enclosed bath with shower over, low-level WC, wash hand basin and a heated towel rail.

Rear Garden & Parking - The landscaped south-facing rear garden enjoys a good degree of privacy and sunshine throughout the day. Immediately to the rear of the property is a decked seating area, ideal for outdoor dining, leading onto a lawned garden with a timber shed. The garden is fully enclosed with brick walling and fencing to boundaries.

Beyond the garden is off-road parking for two vehicles, a particularly valuable feature for this location.

Tenure: Freehold / **Council Tax Band:** C





All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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