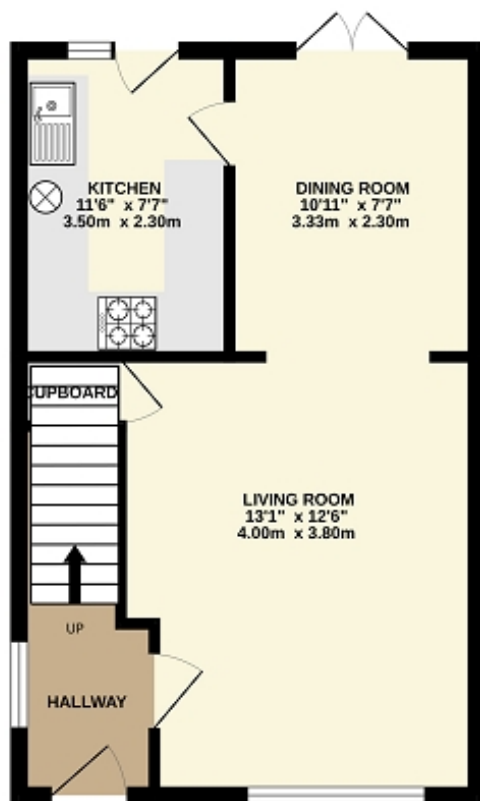
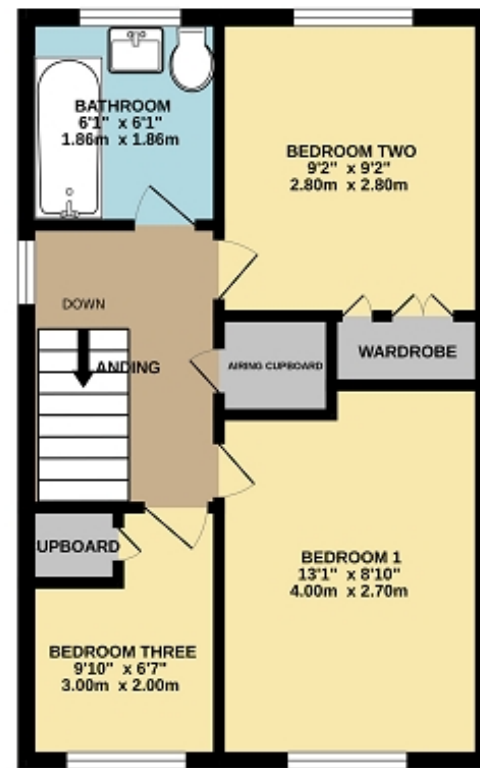


GROUND FLOOR



1ST FLOOR



ASKING PRICE

£360,000

Freehold

Campion Close, SO31 9DE

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.

Campion Close, Warsash, SO31 9DE

3 Bedrooms - 1 Bathroom

Immaculate semi-detached property within walking distance of Warsash village, local schools and shops with west facing rear garden

FEATURES

- Sociable layout with the living room open to the dining room and kitchen alongside
- Two double bedrooms plus further single
- Pretty Westerly facing garden, ideal for sun-downers!
- Parking for two cars on smart block paved driveway
- Convenient Warsash location - less than a mile to Warsash Village with its selection of pubs, shops and restaurants
- In catchments for Locks Heath Infant and Junior schools and Brookfield Secondary
- Gas central heating throughout



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Situated on the outskirts of Warash, this delightful and beautifully presented three bedroom semi-detached property is ideal for those looking to be close to the village as well as local schools, motorway connections and the Locks Heath Centre. The accommodation briefly comprises, entrance hall leading through to a spacious living room which is open to the dining room. The kitchen sits alongside the dining room, for ease of serving up at mealtimes; not to mention helping to keep the chef involved in the conversation whilst preparing meals! The kitchen is fitted with a selection of wood effect wall and base units including integrated dishwasher and washing machine. The wall mounted Worcester combi-boiler was replaced in just 2018, which new owners will benefit from in the years ahead. The first floor hosts the three bedrooms - two doubles and a good sized single, all of which share the family bathroom, which is fitted with a smart white suite. Outside, the pretty west facing rear garden is mainly laid to lawn and surrounded by a selection of well stocked shrub borders and a patio area for the garden furniture. Accessed through a side gate, the smart block paved driveway offers parking for the cars along the side of the property.



Hall
UPVC door with double glazed obscured glass insert into hallway, carpet. UPVC double glazed window to side. Stairs rising to first floor. Coir inset matting. Radiator. Coving.

Living Room (13' 1" x 12' 6") or (4.0m x 3.80m)
Double glazed window to front. Radiator. Carpet. Coving. Door accessing under stairs cupboard housing electric fuse board. Open archway into dining room.

Dining Room (10' 11" x 7' 7") or (3.33m x 2.30m)
UPVC double French doors to garden. Carpet. Coving. Radiator. Open archway into lounge. Door leading to :-

Kitchen (11' 6" x 7' 7") or (3.50m x 2.30m)
UPVC double glazed window and door to garden. Inset spot lights. Selection of fitted wall and base units with roll edge laminate work surfaces. Tiled splash backs. Low level oven with inset gas hob and fume hood over. Stainless steel sink and drainer with chrome mixer tap. Integrated appliances including; dishwasher and washing machine. Space for fridge freezer. Wall mounted Worcester Bosch boiler. Oak effect laminate flooring.

Landing
Continuation of carpet on landing; UPVC double glazed window to side. Storage cupboard. Loft hatch with drop down ladder.



Bedroom 1 (13' 1" x 8' 10") or (4.0m x 2.70m)
Carpet. UPVC double glazed window to front. Radiator. Coving.

Bedroom 2 (9' 2" x 9' 2") or (2.80m x 2.80m)
Carpet. Built in wardrobes. UPVC double glazed window to rear. Radiator. Coving.

Bedroom 3 (9' 10" x 6' 7") or (3.0m x 2.0m)
Carpet. UPVC double glazed window to front. Radiator. Door accessing overstairs storage cupboard. Coving.

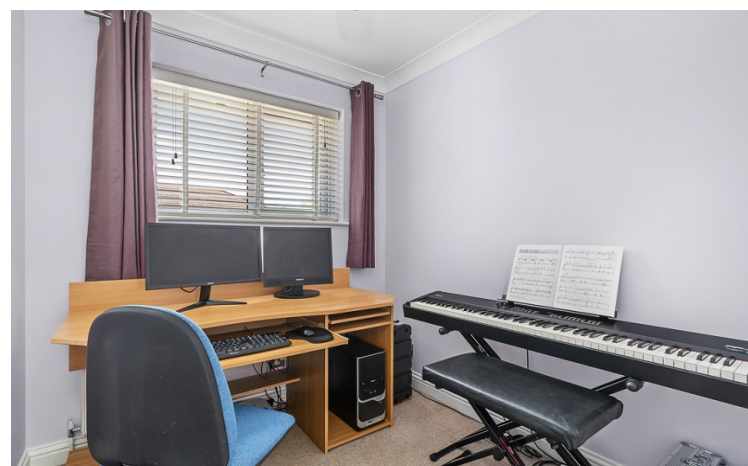


Bathroom (5' 11" x 5' 11") or (1.80m x 1.80m)
UPVC double glazed obscured window to rear. Pedestal wash hand basin. Tiled walls. Low level WC. Panel bath with fitted shower attachment and shower screen. Chrome heated towel rail. Extractor fan. Vinyl flooring.

Outside
Enclosed by panel fencing. Paved patio area. Side access via gate leading to driveway. Additional patio area to the rear of the garden. Shrub borders. Shed. Outside tap.

To the front there is a driveway for off road tandem parking with an additional laid to lawn area. Side gate leading to rear garden.

Fareham Borough Council, tax band C, approx £1,753.42.



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.