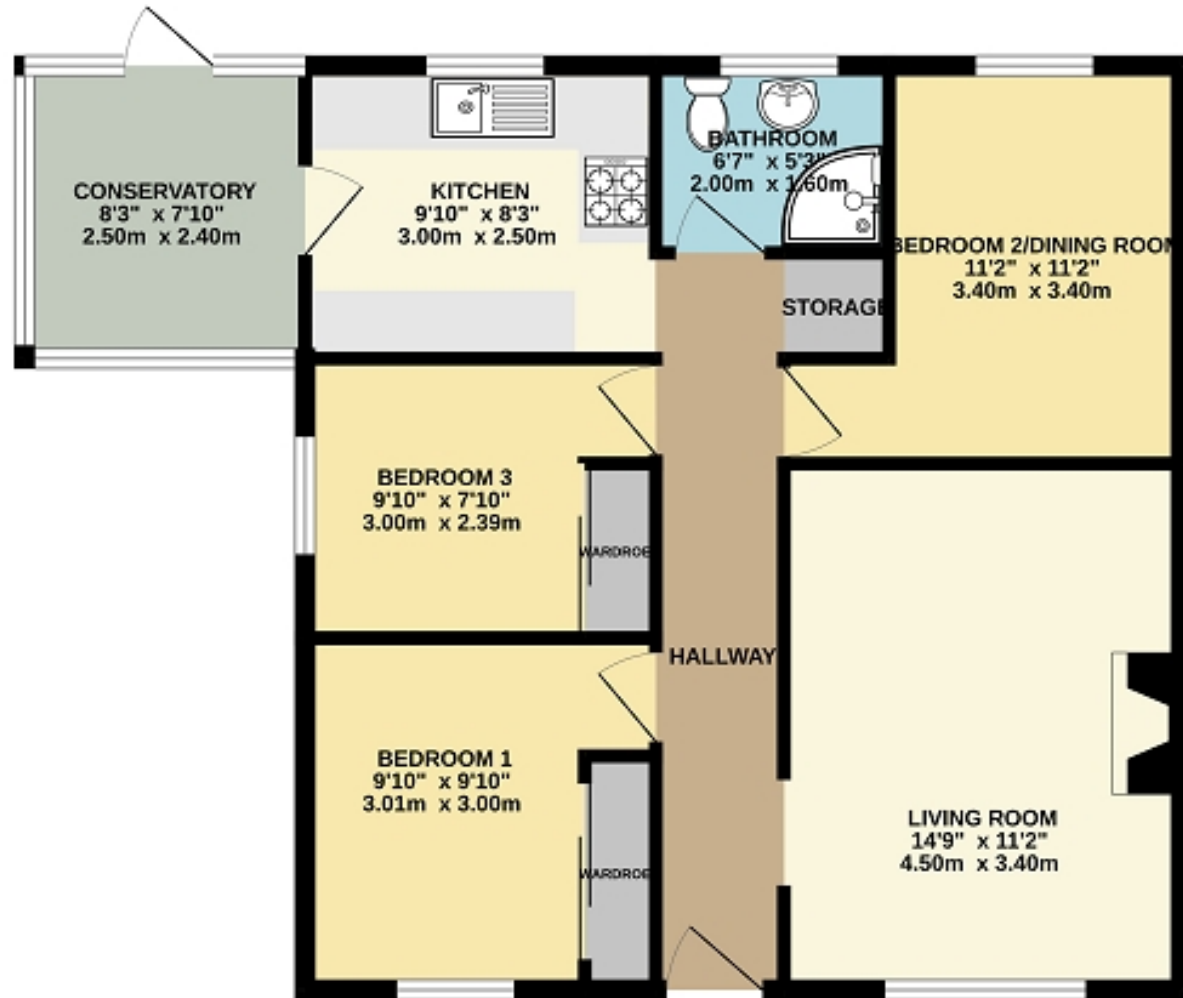


GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



ASKING PRICE

£325,000

Freehold

Spenser Close, SO31 9GR

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



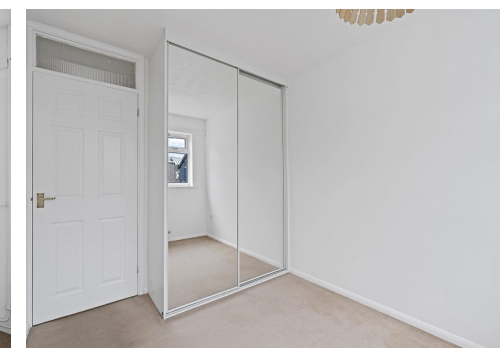
Spenser Close, Warsash, SO31 9GR

3 Bedrooms - 1 Bathroom

Flexible single storey living, just over half a mile from Warsash Village with its shops, pubs and bus stops - ideal for those planning for future years and easy access to local amenities without the car

FEATURES

- Spacious single storey living in convenient location
- Flexible accommodation; bedroom three could be used as a second reception room if preferred
- Detached garage and driveway parking
- Bedrooms one and three benefit from built in wardrobes
- The rear garden is mostly laid to lawn and an ideal size for those who enjoy pottering but don't want gardening to become a full time job!
- Offered chain free



TOTAL FLOOR AREA : 695 sq ft. (64.6 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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	82	85
(69-80) C		
(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.

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Located in a well maintained cul-de-sac of similar properties, this three bedroom semi-detached bungalow offers an ideal opportunity for those looking to be close to Warsash village. Whilst offered as a three bedroom, it would work equally well as a two bedroom, utilising one of the bedrooms a dining room/ study. Currently presented with three double bedrooms, a spacious living room, which is situated at the front of the property and kitchen to the rear and over looking the garden, also a conservatory alongside. The bathroom is fitted with a corner shower, for ease of access. Outside, the garden is mainly laid to lawn with a patio and decked area for the garden furniture. There is side access to the front of the property where two sizeable sheds offer plenty of outside storage. There's a detached garage which can be accessed from the garden through the personnel door; the front opening onto Osborne Road where driveway parking for one vehicle is offered directly in front of the garage. Its a fairly level walk to the village, just under 15 minutes according to Google! Its not much further to the water, and lovely walks in both directions along the river.



Kitchen (9' 10" x 8' 2") or (3.00m x 2.50m)

Plain plastered ceiling, UPVC double glazed window to rear. Selection of wall and base units with roll edge laminate work surfaces. Tiled surrounds, low level electric oven with four ring gas hob above and fume hood over. Wall mounted Worcester boiler housed in wall cupboard, 1 1/4 bowl stainless steel sink and drainer inset to work surface with mixer tap over, integrated fridge, space for washing machine. Laminate flooring.

Conservatory (8' 2" x 7' 10") or (2.50m x 2.40m)

UPVC double glazed units to three sides, door to rear, laminate flooring.

Garage

Up and over door to front, personnel door to garden.

Garden

Mainly laid to lawn with patio and mature shrub borders. Enclosed by panel fencing to side and hedging to rear.

Parking

There is parking in front of the garage which is accessed via Osborne Road.

Other

N.B. There are leased Solar Panels here; term : 25 years



and 3 months from and including 20.9.2011.

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



Hall

Textured ceiling, loft hatch, storage cupboard, cupboard housing gas and electric meters, radiator.

Living Room (14' 9" x 11' 2") or (4.50m x 3.40m)

Coving to plain plastered ceiling, ornamental ceiling roses, UPVC double glazed window to front, electric fire with wooden surround, radiator.

Bedroom 1 (9' 10" x 9' 11") or (3.00m x 3.01m)

Textured ceiling, UPVC double glazed window to front, radiator, built in wardrobe with sliding doors.

Bedroom 2/ Dining Room (11' 2" x 11' 2" Max) or (3.40m x 3.40m Max)

Textured ceiling, UPVC double glazed window, radiator.

Bedroom 3 (9' 10" x 7' 10") or (3.00m x 2.39m)

Textured ceiling, UPVC double glazed window to side, fitted wardrobe with sliding doors, radiator.

Bathroom

Textured ceiling, UPVC double glazed window with obscured glass to rear, towel rail. Suite comprising, low level WC with push button flush, pedestal wash hand basin, double shower with glass enclosure, tiled walls, tiled flooring.



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.