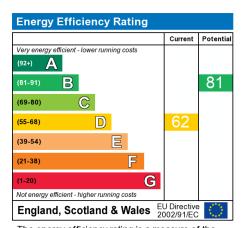


TOTAL FLOOR AREA: 1302 sq ft. (121.0 sq rm.) approx. ithins every attempt has been made to ensure the accuracy of the ficeopian contribled here, measurement of door, window, cross and any other leves are approximant and to responsible in their not any entod, anistoble or not statement. This pain is for illustrative purposes, only and should be used as such by any expective purchases. The services, systems and applications stream have not been lesied and no gualanties as to their operations.



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.

MAYFAIR OFFICE

15 Thayer Street

London

W1U 3JT

# BRAMBLES ESTATE AGENTS Portsmouth Road, Lowford Bursledon, Hampshire

### BRAMBLES

**ASKING PRICE** 

£475,000

Freehold

#### Catamaran Close, Warsash, SO31 9AS

Warsash Office: 01489 581 452 Bursledon Office: 02380 408 200



#### Catamaran Close, Warsash, SO31 9AS 3 Beds - 1 Bath

This well presented three-bedroom detached bungalow with driveway parking is nestled in a quiet cul-de-sac location, close to the local amenities of Warsash Village.

#### **FEATURES**

- · Quiet cul-de-sac location
- Three bedrooms, one reception room
- Tiled bathroom with walk-in shower
- · Conservatory to the rear
- Low maintenance front and back garden
- Garage plus driveway parking for two cars
- Walking distance to the local amenities of Warsash Village











Welcome to Catamaran Close, a quiet cul-de-sac, ideally situated within walking distance of the River Hamble and Warsash Village which offers a generous selection of amenities, shops and eateries. For families, the area is in catchment for several well regarded primary and secondary schools. Thanks to the proximity of the M27 motorway, a quick commute to Southampton City Centre is achievable within 25 minutes.

On approach, this home boasts an attractive, low maintenance front garden, plus a tandem garage and driveway parking for two vehicles.

Stepping inside, there's a shower room and three well-proportioned bedrooms to the front of the bungalow. To the rear, a well-equipped kitchen along with a spacious lounge/diner leading to the bight and versatile conservatory overlooking a pretty, low maintenance back garden.



#### Outside

Pathway and ramp leading to front door. Areas laid to shingle. Double driveway leading to garage.

#### Hallway (14' 2" x 4' 8") or (4.31m x 1.41m)

UPVC door with double glazed leaded light effect inset. Carpet. Radiator. Storage cupboard. Access to loft. Doorways leading to all rooms.

#### Bedroom One (12' 6" x 9' 7") or (3.81m x 2.93m)

Double glazed bay window to front. Carpet. Radiator. Coving. Moulded skirting boards. Double fitted wardrobe.

#### Bedroom Two (11' 1" x 8' 0") or (3.38m x 2.43m)

Double glazed window to front. Carpet. Radiator. Coving. Moulded skirting boards.

#### Bedroom Three (14' 1" x 9' 0") or (4.28m x 2.74m)

Double glazed window to front. carpet. Radiator. Coving. Moulded skirting boards.

#### Bathroom (6' 4" x 7' 11") or (1.93m x 2.42m)

Double glazed, opaque window to side. Tiled walls. Low level WC. Pedestal was basin with chrome mixer tap. Tiled, walk-in shower. Ladder style heated towel rail. Extractor fan. Airing cupboard housing the water tank.



## Kitchen / Breakfast Room(13' 5" x 11' 7") or (4.10m x 3.53m)

Double glazed window to garden. UPVC double glazed door to back garden. Range of matching wall and base units. Wall mounted boiler. One and half stainless steel sink and drainer with mixer tap. Space and plumbing for dishwasher and washing machine. Space for fridge freezer. Neff four point gas burner with extractor hood above. Double electric fan oven. Under cabinet lighting.

#### Living Room (15' 5" x 20' 2") or (4.70m x 6.14m)

Double glazed UPVC windows and French doors opening to garden. Double glazed UPVC French doors lead to conservatory. Carpet. Coving. Two double radiators.

#### Conservatory (11' 0" x 9' 8") or (3.35m x 2.94m)

Dwarf wall conservatory with double glazing and windows. Poly carbonate roof. UPVC French doors open to back garden.

#### Garage (31' 2" x 8' 2") or (9.50m x 2.50m)

Tandem garage with up and over door. UPVC double glazed door to garden. Eaves storage space. Power and lighting.

#### Garden

Low maintenance back garden with several patio areas. Greenhouse. Side access.

#### Other

Fareham Borough Council Tax Band D £2,164.55 2025/26 Charges Vendors Position: No forward chain









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