



6 Field Close, Bassett, Southampton, SO16 3DY

Guide Price £375,000 - £400,000

WHITE & GUARD

# 6 Field Close

Bassett, Southampton

## INTRODUCTION

Situated within the highly desirable Herbert Collins Estate in Bassett, this rare three bedroom semi-detached bungalow offers unrivalled potential. Established as a conservation area in the 1980's and recognising the Garden City Movement which is derived from its residential character, architectural quality and its generous layout, in terms of the ratio between open space and buildings. The bungalow offers excellent accommodation throughout and briefly comprises an entrance hall, three double bedrooms, a modern fitted bathroom, separate WC, a 24ft lounge/diner and modern fitted kitchen. Additional benefits include a garage and off road parking, with both front and rear gardens.

## LOCATION

Bassett is within walking distance to Southampton University and close to Southampton General Hospital. The property is also within catchment for local primary and secondary schools. With easy access to the M3 via the Avenue and M27 via Thomas Lewis Way, Southampton International Airport is also within fifteen minutes. Bus routes are also nearby, which can take you to all University campuses and the City Centre with WestQuay shopping centre and an array of bars, restaurants and cinemas.

- Tenure - Freehold
- EPC Grade E
- Southampton City Council Tax Band - D





## INSIDE

The property is accessed via the UPVC front door which opens into the entrance hall. The hallway has carpeted flooring, a radiator to one wall, a built-in storage cupboard and access to all principal rooms. The WC has an obscure double glazed window to the front of the property and laminate flooring. The 24ft lounge/diner has a double glazed window and door to the side, along with double glazed patio doors to the rear leading out to the garden. There is carpeted flooring, a radiator to one wall, a gas fireplace with wooden surround and marble hearth. Access then leads through to the modern fitted kitchen via the doorway. The kitchen itself has a double glazed window to the front and a double glazed door to the side providing access to the side and rear of the property. There is laminate flooring and an undercounter electric heater, along with a mixture of wall and base units with rolltop worktops and a ceramic sink. Integrated appliances include a ZANUZZI oven, microwave, fridge/freezer, washing machine and induction hob with extractor over. Bedroom one has a double glazed window to the rear, carpeted flooring, a radiator to one wall and built-in wardrobes. Bedroom two has a double glazed window to the front, carpeted flooring and radiator to one wall. Bedroom three has a double glazed window to the rear, carpeted flooring, a radiator to one wall and built-in wardrobes. The bathroom has an obscure double glazed window to the front, vinyl flooring, a heated towel rail, tiled walls and a built-in storage cupboard. There is a panel enclosed bath with shower over and a wash hand basin.

## OUTSIDE

A gravel driveway provides access to the garage with parking in front, outside the property. A brick wall and metal gate provides access to the front garden, with a hard standing pathway leading to the front door. The front garden is mainly laid to lawn with flowerbeds bordering. A hard standing pathway leads down the side of the property providing access to the rear garden. The mature rear garden is mainly laid to lawn with hedgerow, shrubs and bushes bordering the garden. A gravel pathway leads to the end of the garden with a metal gate providing access into Ethelburt Avenue.



## SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

## BROADBAND

Gfast Fibre Broadband is available with download speeds of 162-267 Mbps and upload speeds of 14-41 Mbps. Information has been provided by the Openreach website.

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## Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



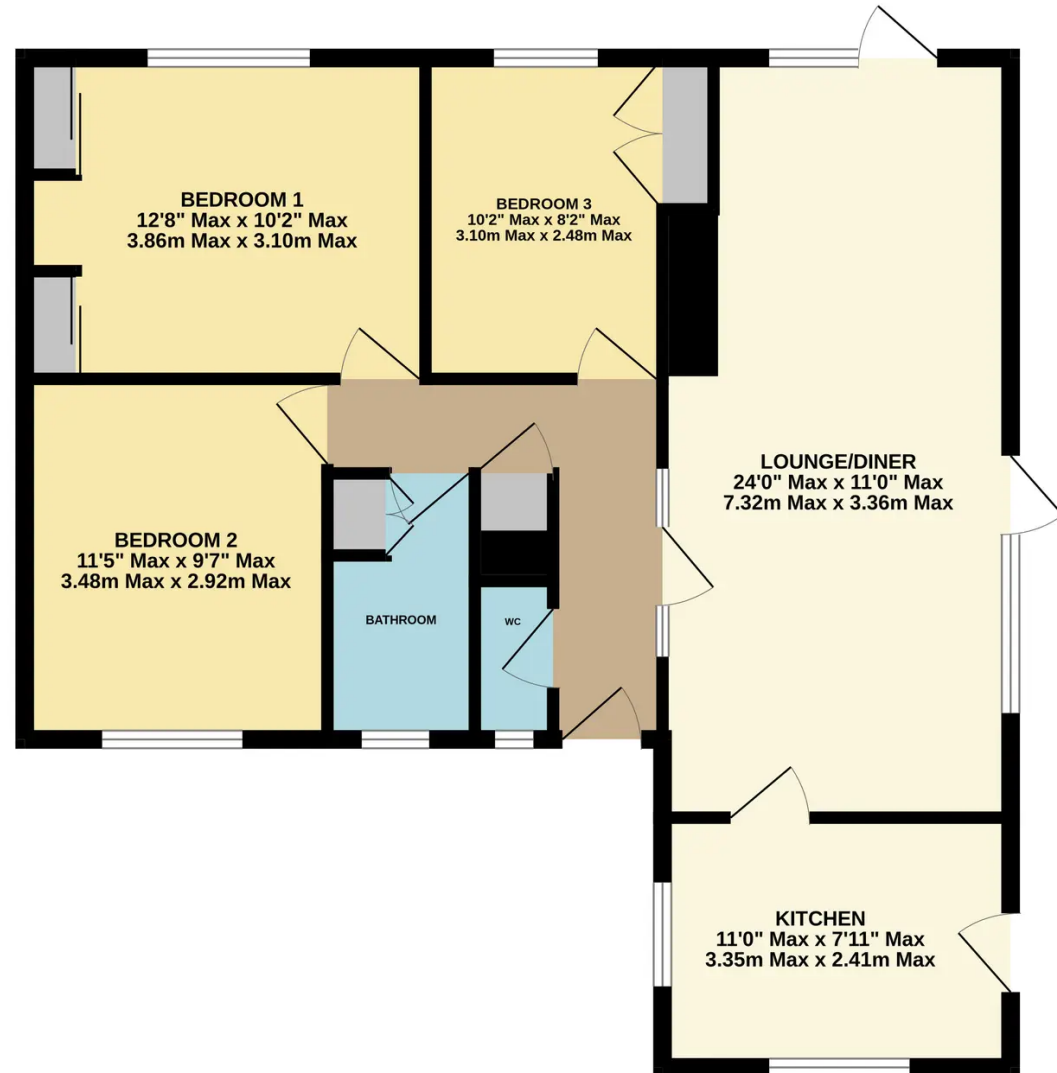
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**PRS** Property Redress Scheme

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## GROUND FLOOR



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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