



11 Barnes Close, Bltterne, Southampton, SO18 5FE

£140,000

WHITE & GUARD

11 Barnes Close

Blitterne, Southampton

INTRODUCTION

Offered with no forward chain, this two bedroom split-level maisonette is situated within a quiet cul-de-sac in Barnes Close. Located on the first floor, the property's accommodation briefly comprises an entrance hall, a white modern fitted kitchen and a 13ft lounge on the ground floor. The first floor benefits from two double bedrooms and a fitted bathroom. Ample on street parking is available on a first come first serve basis.

LOCATION

Blitterne has a thriving centre that offers a broad range of shops and general amenities along with its own infant, primary and junior schools, as well as its own train station. Southampton's city centre with its broad range of shops including WestQuay shopping centre, its bars, restaurants, cinemas, amenities and mainline railway station is within easy reach. Southampton Airport is around twenty minutes away and all main motorway access routes are also close by, including M27 links east and west bound via M3 to M25 and via A3 to London.

AGENTS NOTE

The property is leasehold, and we are advised by the vendor that there are approx. 86 years remaining on the lease. (Service Charge £860 per annum including Ground Rent of £10.00 per annum. Review date - Sept annually - G/Rent not expected to increase, as advised by the vendor). Disclaimer - information has been given by the owner - please seek verification via your solicitor prior to purchase.

- Leasehold - 86 years
- Southampton City Council - Band A
- EPC - Grade E





INSIDE

A security entrance system provides access into the communal hall with stairs to all floors.

The property is entered via the wooden front door opening into the entrance hall. The hallway is laid to laminate flooring, has an electric radiator to one wall, stairs leading to the first floor, a built-in storage cupboard and doors leading to the principal rooms.

The modern fitted kitchen has a double glazed window to the rear aspect, is laid to laminate flooring, has a mixture of wall and base units with cupboards and drawers under and roll top worktops over, along with a stainless steel sink. Integrated appliances include an oven and hob with space for a washing machine and a fridge/freezer.

The 13ft lounge has a double glazed window to both the side and rear aspects, is laid to laminate flooring, has an electric radiator to one wall and a built-in storage cupboard.

The first floor landing is laid to carpeted flooring and has doors leading to the bedrooms and bathroom.

Bedroom one has a double glazed window to the side aspect, is laid to carpeted flooring, has an electric radiator to one wall and a built-in storage cupboard housing the water tank.

Bedroom two has a double glazed window to the rear aspect, is laid to laminate flooring, has an electric radiator to one wall and a built-in storage cupboard.

The bathroom has an obscure double glazed window to the rear aspect, is laid to wood effect lino flooring and has partly tiled walls. There is a panel enclosed bath with shower over, a WC and a pedestal wash hand basin.



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

Ultrafast Fibre Broadband is available with download speeds of up to 1800 Mbps and upload speeds of up to 120 Mbps. Information has been provided by the Openreach website.

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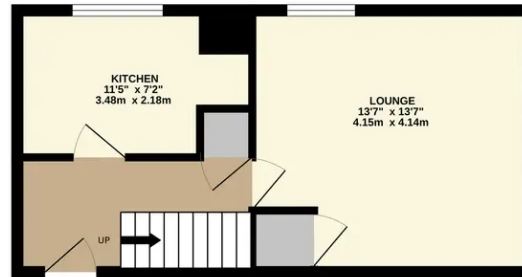
E: bitterne@whiteandguard.com

W whiteandguard.com

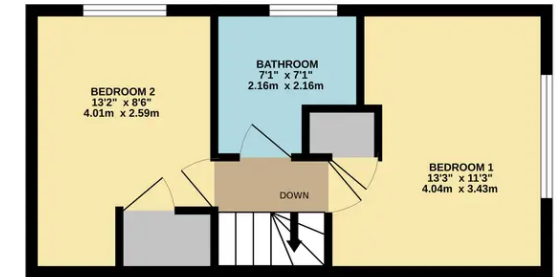
Disclaimer

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.

GROUND FLOOR



1ST 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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