



3 Bassett Green Village, Bassett, Southampton, SO16 3ND

In Excess of £290,000

WHITE & GUARD

3 Bassett Green Village

Bassett, Southampton

INTRODUCTION

This attractive Grade II listed semi-detached period home, rarely available to the market, comes with a thatched roof and two bedrooms.

Accommodation on the ground floor briefly comprises a 14ft modern fitted kitchen, a cosy lounge with original fireplace, and a modern fitted shower. Whilst to the first floor are two bedrooms, with a fireplace to the master, and both bedrooms come with fitted wardrobes. Additional benefits include stone tiled flooring to the ground floor and wooden flooring to the first floor, on street parking on a first come first serve basis, a front garden and an enclosed rear garden with shed.

LOCATION

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, M3 and A3 to London.

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





INSIDE

This beautiful period home is entered via the wooden front door opening into the entrance area, to one side of the welcoming kitchen. The modern fitted kitchen has a glazed window to the front aspect, spotlights and is laid to stone tiled flooring. There is a range of wall and base units with cupboards and drawers under and wooden worktops over, along with a ceramic sink. The kitchen has a gas hob and electric oven with extractor over, along with an integrated dishwasher and fridge/freezer. There are two cupboards, one under the stairs and a meter cupboard to one side, with stairs leading up to the first floor. A door to one side of the kitchen leads through to the cosy lounge, which has a large open fireplace and is the focal point of the room. Again laid to stone flooring, there is a glazed window to the front aspect, a cast-iron radiator and a TV point. To the other side of the entrance area, a door opens through into the modern shower room. the shower room itself has a glazed window to the side aspect and is laid to stone tiled flooring. There is a spacious wet room with shower cubicle and stone tiling, a rainfall shower and drainage, has a his & hers' double ceramic sink unit with storage under, a WC and an electric heater.

To the first floor, the landing is laid to wooden flooring and has doors opening to both bedrooms. Bedroom two has a glazed window to the side aspect, is laid to wooden flooring, with a built-in wardrobe, a cast-iron radiator and a TV point. The master bedroom has a glazed window to the front aspect, is also laid to wooden flooring, with a cosy fireplace to one side and a cast-iron radiator.



OUTSIDE

There is on street parking, on a first come first serve basis.

The property is accessed from a gated front entrance, with a concrete pathway curving round to the front door. The front garden is laid to lawn with a hedge to the front and a planted flowerbed to one side, with a raised area laid to lawn opposite the front door. The rear garden itself is fence panel enclosed and mainly laid to lawn with flower, shrub and tree borders. The garden benefits from an outside tap and a shed to the end.

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

Standard Broadband is available with download speeds of up to 24 Mbps and upload speeds of up to 1 Mbps. Information has been provided by the Openreach website.

T: 023 8202 2192

5 West End Road, Bitterne,
Southampton, Hampshire, SO18 6TE
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.



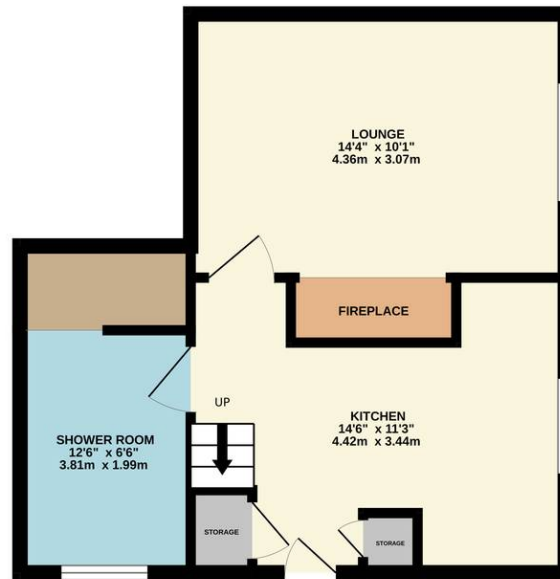
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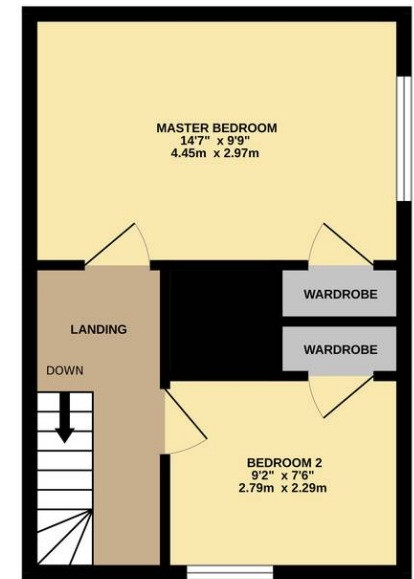
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GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 677 sq.ft. (62.9 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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