



34 Mosaic Close, Netley Common, Southampton, SO19 6RR

Offers over £290,000

34 Mosaic Close

Netley Common, Southampton

INTRODUCTION

Situated in the popular location of Netley Common, this two-bedroom semi-detached house is finished to an excellent standard. Accommodation briefly comprises an entrance hall, two bedrooms, a bathroom, a lounge/diner, a kitchen and a cloakroom. In addition, the property includes the unique benefits of a garage and a generous driveway for at least two cars. Viewing is highly recommended.

LOCATION

Netley Common benefits from being conveniently close to both Hedge End and Bitterne with its range of shops and amenities and 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.

- Tenure - Freehold
- Southampton City Council - Band C
- EPC - Grade C





INSIDE

Entering via the double glazed panelled composite front door, directly into the entrance hall which has a fitted foot matt, laid to laminate wood effect flooring, a radiator to one wall and carpeted stairs leading to the first floor and there is access to all initial living accommodation.

The cloakroom has a double glazed window to the front aspect, laid to tiled flooring, an extractor fan, a WC, a wash hand basin and a heated towel rail to one wall.

The kitchen has a double glazed window to the front aspect and is laid to laminate flooring. There is a range of wall and base units with cupboards underneath and work surfaces over and a 1 ½ sink/drain. Along with a gas hob and an electric oven with an extractor over, a oven, tiled splash back walls and space for a washing machine and a fridge/freezer. All white goods are negotiable.

The 15ft lounge/diner has double glazed French doors to the rear aspect, which lead through to the conservatory. The lounge/diner is laid to laminate flooring, has a large under stairs cupboard, a TV point and a radiator to one wall.

The conservatory has double glazed windows to the side and the rear aspects, double glazed French doors to the rear, a glass roof and an electric radiator.

The landing is laid to carpet and has access to the loft hatch.

Bedroom one has a double glazed window to the rear aspect, laid to carpets and has a radiator to one wall.

Bedroom two has a double glazed window to the front aspect, laid to carpets, a built in wardrobe, a large airing cupboard with plenty of storage and a radiator to one wall.

The bathroom has a double glazed window to the side aspect, laid to tiled flooring and part tiled walls, a heated towel rail, a bath with an electric shower over, a WC and wash hand basin.

OUTSIDE

The home benefits from a beautifully landscaped rear garden which is mainly laid to lawn, has raised flower beds and a decked area. The garden is fence enclosed and has access to the rear of the garage, along with side access to driveway and a separate garage.



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 Broadband is available with download speeds of up to 213 – 322 Mbps and upload speeds of up to 19 - 50 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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