

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



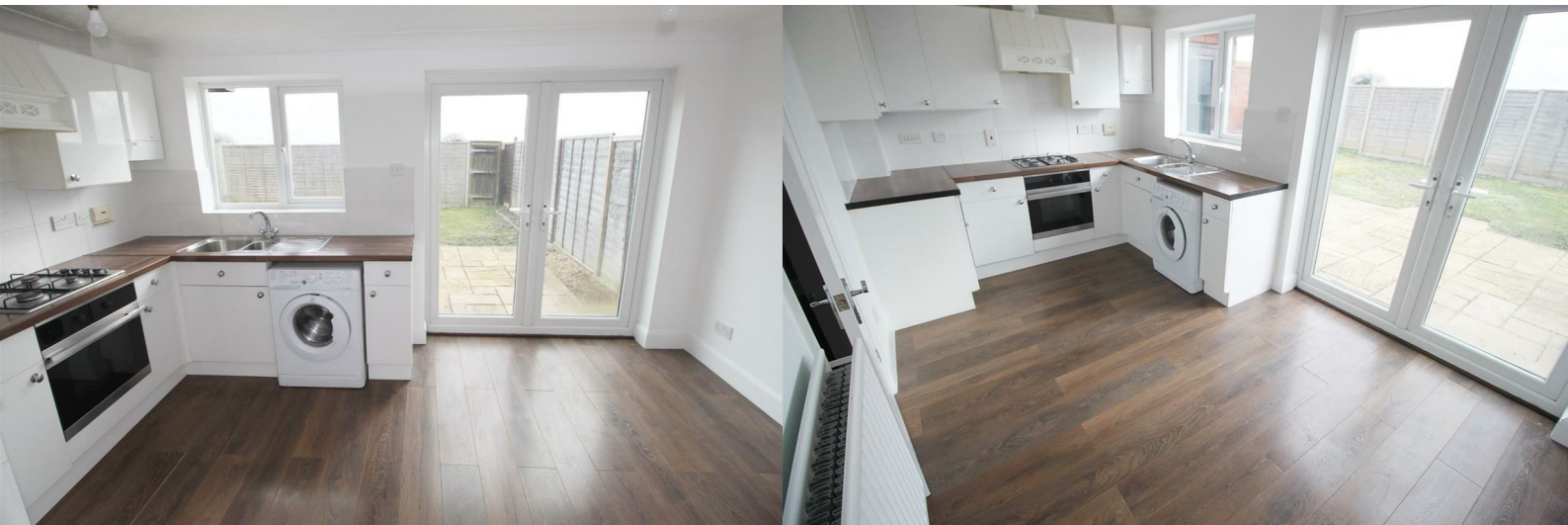
## Waldegrave Close

Southampton, SO19 9RY

Offers In Excess Of £325,000



Council Tax: C



# 37 Waldegrave Close

Southampton, SO19 9RY

Offers In Excess Of £325,000



## Front Approach

To the front, driveway for two vehicles leading to brick built garage, mainly laid to lawn.

## Entrance Hall

Radiator, laminate flooring, fuse box, stairs to first floor, door to:

## Living Room

16' x 10'6" max (4.88m x 3.20m max)

Double glazed window to front aspect, radiator, laminate flooring, TV point, coving to ceiling, door to:

## Kitchen/Dining Room

13'9" x 8'7" (4.19m x 2.62m)

Fitted with a matching range of base and eye level units and drawers, with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric oven, gas hob with extractor hood over, double glazed window to rear aspect, double radiator, laminate flooring, coving to ceiling, wall mounted gas boiler, double glazed double doors to garden, door to under stairs storage cupboard.

## First Floor Landing

Fitted carpet with ceiling spotlights, access to loft hatch, door to airing cupboard housing hot water tank, doors to:

## Master Bedroom

12'3" max x 9'4" (3.73m max x 2.84m)

Double glazed window to front aspect, radiator, fitted carpet, telephone point, two built in double wardrobes with folding doors, further over stairs storage cupboard.

## Bedroom 2

8'8" x 7'10" (2.64m x 2.39m)

Double glazed window to rear aspect with stunning panoramic views of Southampton water, radiator, fitted carpet

## Bedroom 3

8'8" x 6'1" (2.64m x 1.85m)

Double glazed window to rear aspect with stunning panoramic views of Southampton water, radiator, fitted carpet

## Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, extractor fan, shaver point, opaque double glazed window to side aspect, vinyl flooring.

## Garage

Attached brick built garage with side courtesy door, power and light connected, up and over garage door.

## Rear Garden

Southerly aspect facing garden, enclosed by wooden panelled fence to rear and sides, rear pedestrian gated access, mainly laid to lawn with flower borders, two paved patio seating areas, garden shed, outside garden tap, courtesy door to side of garage.





## Road Map



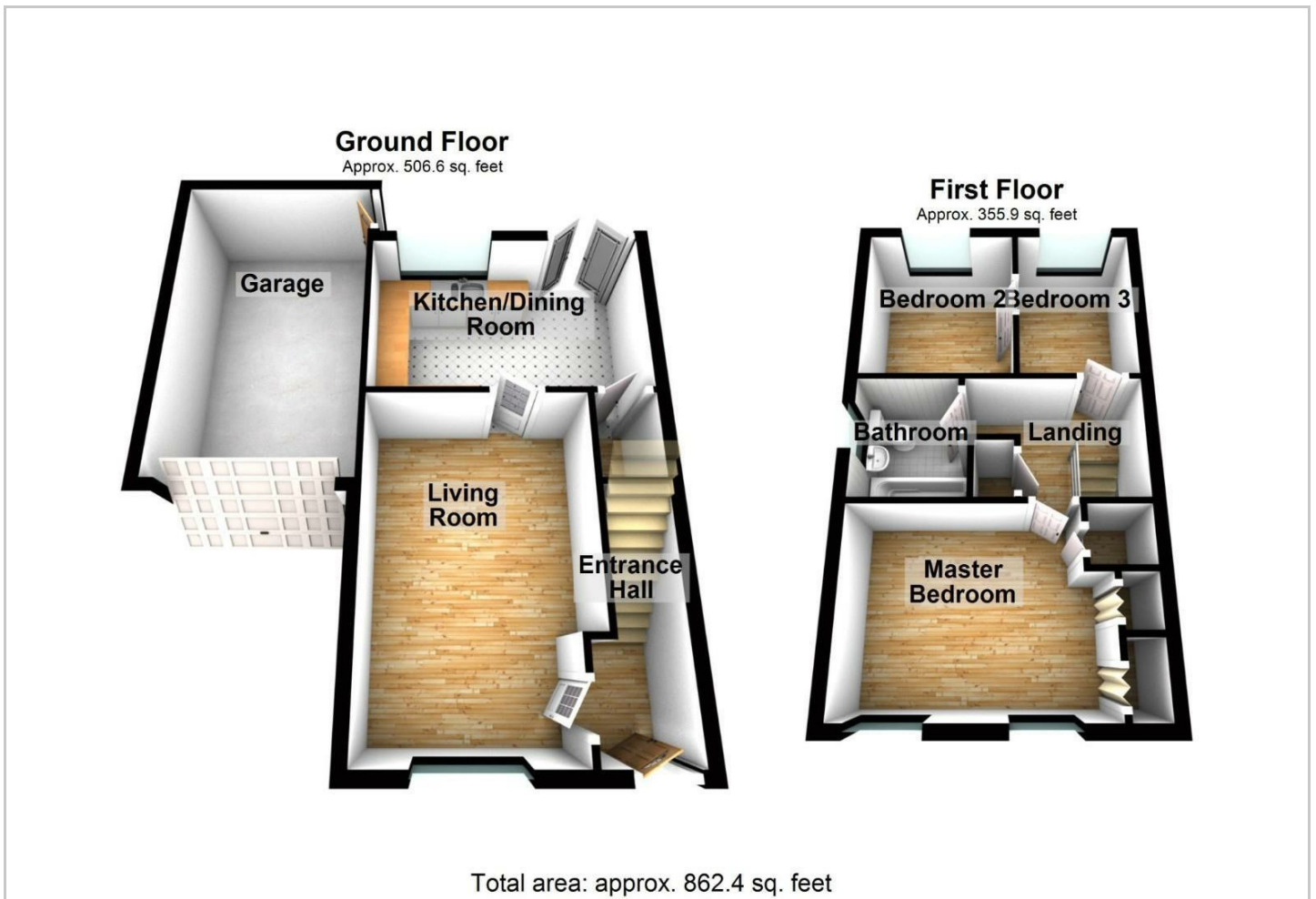
## Hybrid Map



## Terrain Map



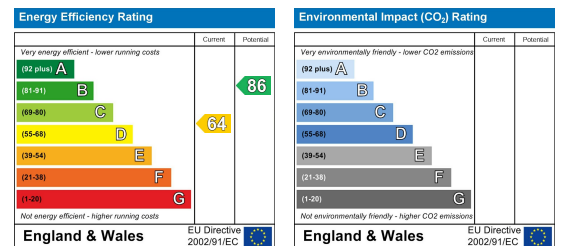
## Floor Plan



## Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.