

HUNTERS[®]

HERE TO GET *you* THERE



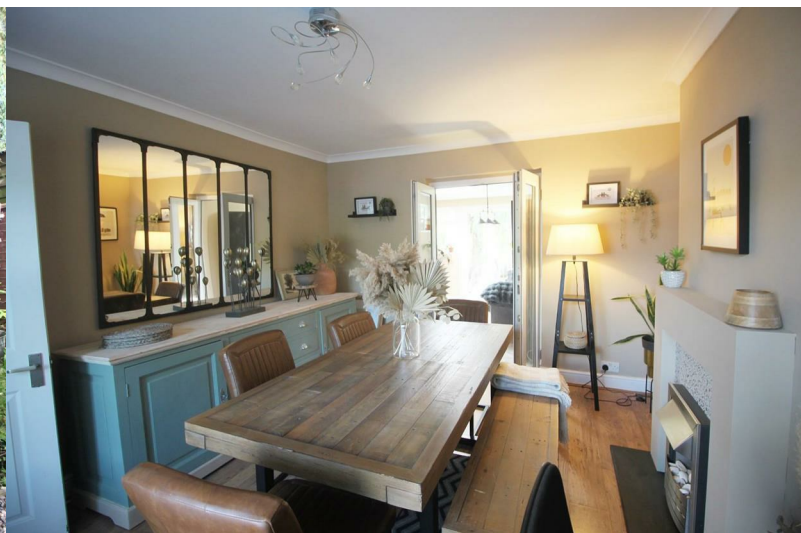
Beaulieu Road

Hamble, Southampton, SO31 4JL

Offers In Excess Of £360,000



Council Tax: B



29 Beaulieu Road

Hamble, Southampton, SO31 4JL

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Entrance Hall

Stairs to 1st floor, door to:

Kitchen

14' x 8'2" (4.27m x 2.49m)

Fitted with a modern range of base and eye level units and drawers with roll edge worktops space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge, freezer and cooker with extractor hood over, uPVC double glazed window to front aspect, radiator, wall mounted concealed gas combination boiler, open plan to family room, door to:

Living Room

14' x 12' (4.27m x 3.66m)

UPVC double window to front aspect, chimney breast with inset electric fireplace, radiator, laminate flooring, TV point, uPVC double glazed french double doors to:

Family Room

20'7" x 11'5" (6.27m x 3.48m)

Triple aspect windows, with two skylights, two double radiators, vinyl flooring, fitted with matching base units, space for tumble dryer and vent, uPVC double glazed double doors to garden.

Bathroom

Fitted with three piece suite comprising panelled bath with fitted mixer shower over and folding screen, wash hand basin with cupboards under, low-level WC, tiled surround, heated towel rail, opaque window to rear, under-stairs storage cupboard, ceiling spotlights, ceramic tiled flooring

Landing

UPVC double window to rear aspect, access to part boarded loft, radiator, doors to:

Master Bedroom

14' x 9'8" (4.27m x 2.95m)

Dual aspect UPVC double windows to front and rear, radiator, laminate flooring, ceiling spotlights.

Bedroom 2

17'5" x 6'7" (5.32m x 2.01)

uPVC double window to front aspect, radiator, laminate flooring.

Bedroom 3

12' x 6'11" (3.66m x 2.11m)

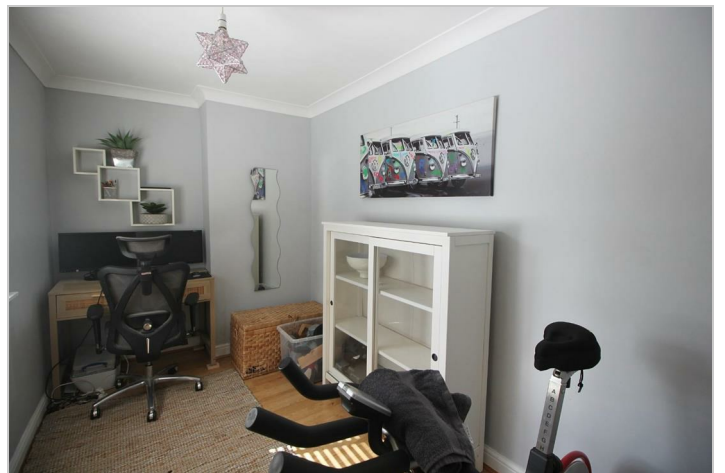
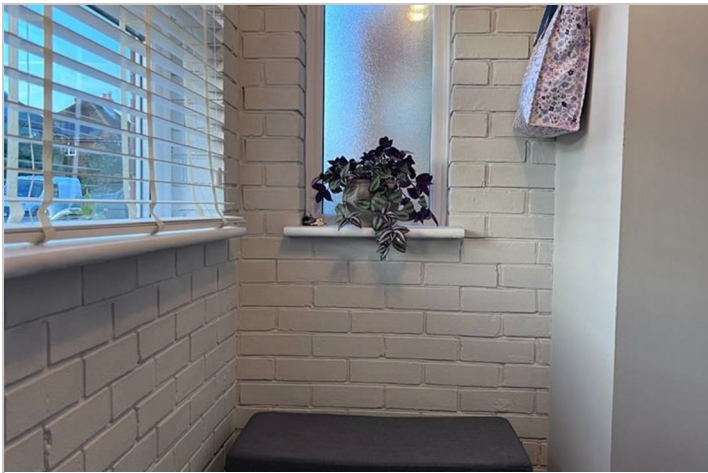
UPVC double glazed window to rear aspect, radiator, laminate flooring

Outside

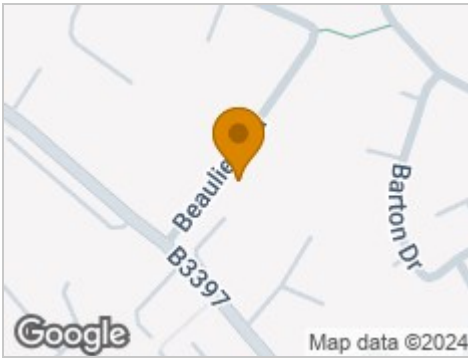
Mainly laid to lawn with pathway leading to front door with brick retaining wall and wrought iron gate. Side gated access, mainly laid to lawn with well stocked flower and shrub borders with a range of trees, paved patio seating area, shed, summerhouse, garden tap.

Rear Garden

Beautifully maintained good size rear garden surrounded by wooden panelled fence to rear and sides, mainly laid to lawn with an array of flower and shrub borders and established trees, full width patio seating area adjacent with the property with outside power points and tap, further sun deck area with garden shed, gated access to side.



Road Map



Hybrid Map



Terrain Map



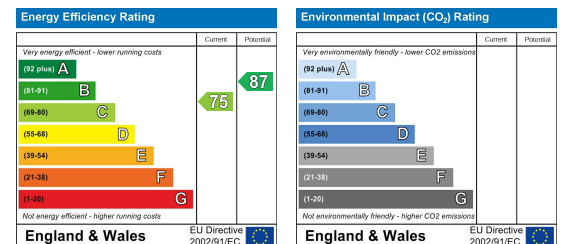
Floor Plan



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.