



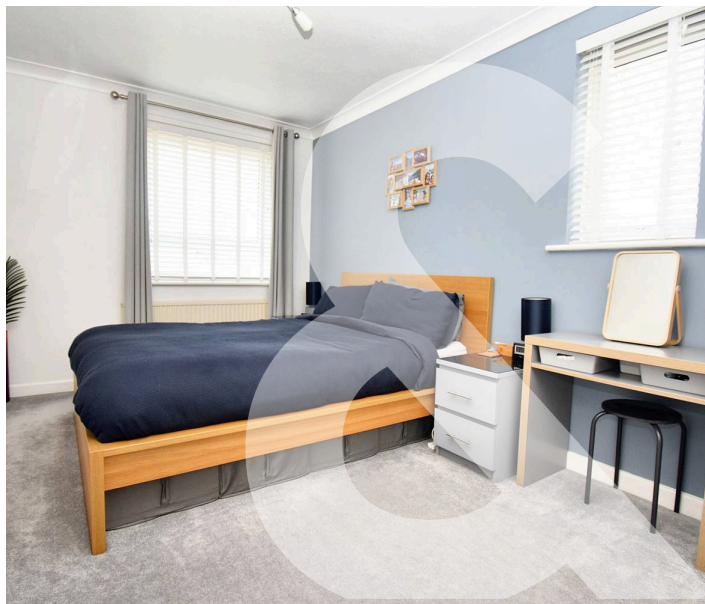
Rowe
& Co.

31 Fitzroy Close, Bassett

Hampshire

In Excess of £350,000

**Rowe
& Co.**



31 Fitzroy Close

Hampshire

This wonderful three-bedroom family home is situated in the sought after location of Bassett. The current owners have tastefully renovated the home with contemporary finishings throughout. Accommodation to the ground floor comprises an entrance hall, kitchen, lounge dining room and W/C. Upstairs has three well proportioned bedrooms and a family bathroom. Outside benefits one of the largest rear gardens in the close with a driveway and garage with utility station.

LOCATION

Bassett has proved to be a popular & sought after residential area that provides excellent recreational facilities. Access points to the M3 and M27 motorway networks allow fast lines of communication to London and the South as well as regional towns and cities. The Parkway railway station is found opposite the international airport adjacent to junction five of the M27 and provides a fast route to Waterloo. The city centre is a short drive away and offers extensive facilities including the West Quay shopping mall, numerous parks, restaurants, bars and cinemas. A variety of schools for all ages are found nearby.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Garage & Driveway
- Three Bedrooms
- Large Garden
- Sought After Location
- Modern Finishings

31 Fitzroy Close

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INSIDE

You enter the property into an entrance hall that has been laid to oak effect flooring with doors leading to all rooms including access to the garage & W/C with stairs leading to the first floor. The kitchen has a window to the front aspect and has been laid to oak effect flooring with a breakfast bar to one side.

The kitchen itself has been fitted with a range of wall and base level units with complimentary worktops. There is an integrated oven with gas hob, dishwasher and fridge freezer. The spacious lounge / diner has dual aspect windows to the side and rear with French doors leading to the garden. The room has been laid to oak effect flooring with lots of space for a variety of free-standing furniture.

The first-floor landing has doors leading to all rooms with access to the loft and airing cupboard. There are three well proportioned bedrooms with fitted wardrobes in the master and bedroom two. These are serviced by a modern family bathroom.

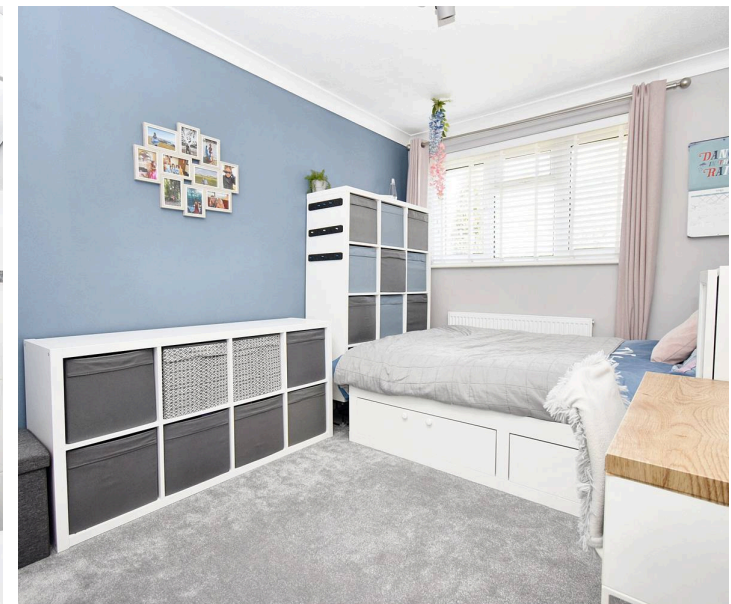
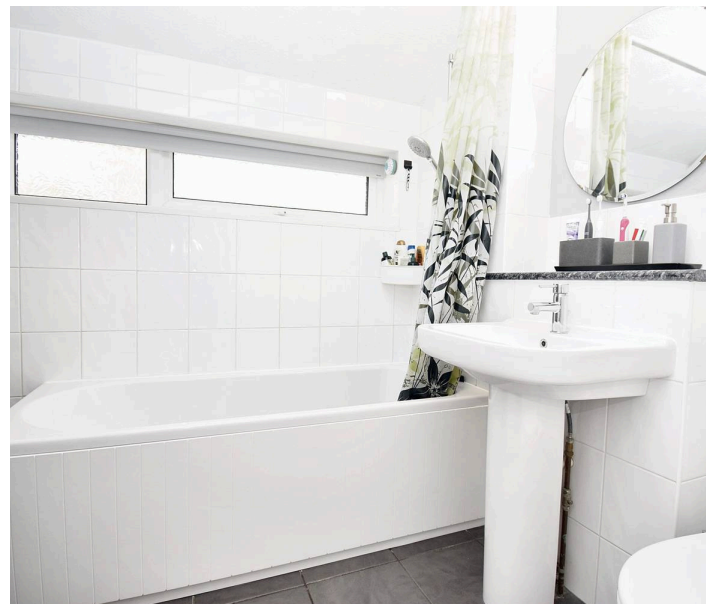
OUTSIDE

To the front of the property is a driveway that provides parking for two vehicles with gated pedestrian access to the rear garden and access to the garage via up and over door, there is a utility station to one side of the garage.

The rear garden has a paved seating area with the rest being laid to lawn with a selection of planted shrubbery.



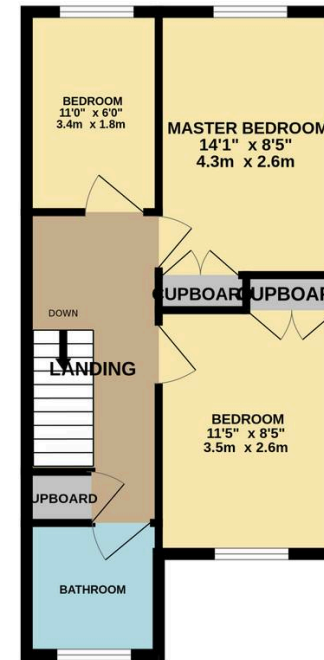
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GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



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FITZROY CLOSE

TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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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**REQUEST
VIEWING**

(GOTTA BE QUICK!)

