



175 Warsash Road
Warsash
Southampton
SO31 9JE



Tel: 01329 834579 www.byrnerunciman.co.uk

175 WARSASH ROAD

PRICE GUIDE: £725,000

The Property

A rare opportunity to acquire a detached property standing in a plot of approximately 0.3 acres in the popular village of Warsash. No 175 has great potential, it would benefit from a certain amount of updating but it also lends itself to future extensions subject to any necessary planning permission approval. An internal viewing is very highly recommended.

- * **NO ONGOING CHAIN ***
- * **GREAT POTENTIAL * POPULAR LOCATION ***
- * **MATURE PLOT OF 0.3 ACRES ***
- * **SITTING ROOM * DINING ROOM ***
- * **THREE BEDROOMS * TWO BATHROOMS ***
- * **ATTRACTIVE GARDENS TO FRONT AND REAR ***
- * **GARAGES * OFF ROAD PARKING ***

The Location

Warsash sits on the eastern shore of the River Hamble and is ideal for boating enthusiasts. It has a good selection of local shops, restaurants and pubs. Local schools are Hook-with-Warsash and Locksheath Primary Schools, and Brookfield Community (secondary) school. Easy access to the M27 motorway network at nearby Park Gate.

Directions

From the mini roundabout in Warsash proceed towards Titchfield, going straight across at the roundabout and the property can be found on the left just after Horseshoe Lodge.

ACCOMMODATION

ENTRANCE PORCH Front door opening to:

ENTRANCE HALL Window to front, staircase to first floor, under stairs cupboard, radiator, doors opening to:

CLOAKROOM Double glazed window to rear, low level w.c., half tiled walls.

SITTING ROOM Double glazed window to front and side, open fireplace, radiators.

DINING ROOM Double glazed window to front, radiator.

KITCHEN/BREAKFAST ROOM Double glazed window to rear overlooking garden, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink unit with cupboard below, part tiled walls, electric cooker point* with extractor over*, space for refrigerator*, plumbing for washing machine*, wall mounted gas boiler* servicing central heating* and hot water system*, radiator, door opening to:

SIDE PORCH Double glazed door to garden.

BEDROOM TWO Double glazed window to rear overlooking garden, radiator.

BATHROOM Double glazed window to rear, suite comprising panelled bath with electric shower* over, wash hand basin with cupboard below, fully tiled walls.

FIRST FLOOR

LANDING Doors opening to:

BEDROOM ONE Double glazed windows to front and side, radiator.

BEDROOM THREE Double glazed window to rear overlooking garden, built in wardrobe, airing cupboard, access to boarded loft storage, radiator.

SHOWER ROOM Double glazed window to side, suite comprising tiled shower cubicle, low level w.c., wash hand basin with adjacent surfaces and cupboard below, part tiled walls, tiled floor, ladder style radiator.

OUTSIDE

Five bar gate opening onto gravelled driveway leading to the parking and turning area at the rear and the **DETACHED GARAGES** 18'2 x 12'1" and 18'8" x 14'2" both with doors to the front, electricity connected. The **FRONT GARDEN** has mature hedging, area of lawn, numerous shrubs and borders, access to the side of the property opening onto the enclosed **REAR GARDEN** which has areas of lawn, shrubs and borders, shed and greenhouse. The total plot is approximately 0.3 Acres*.

Tenure: Freehold.

Services: All main services.

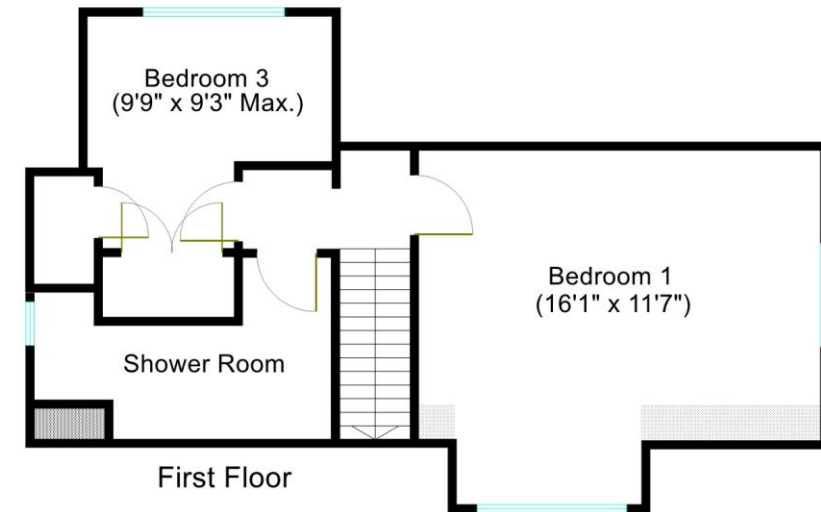
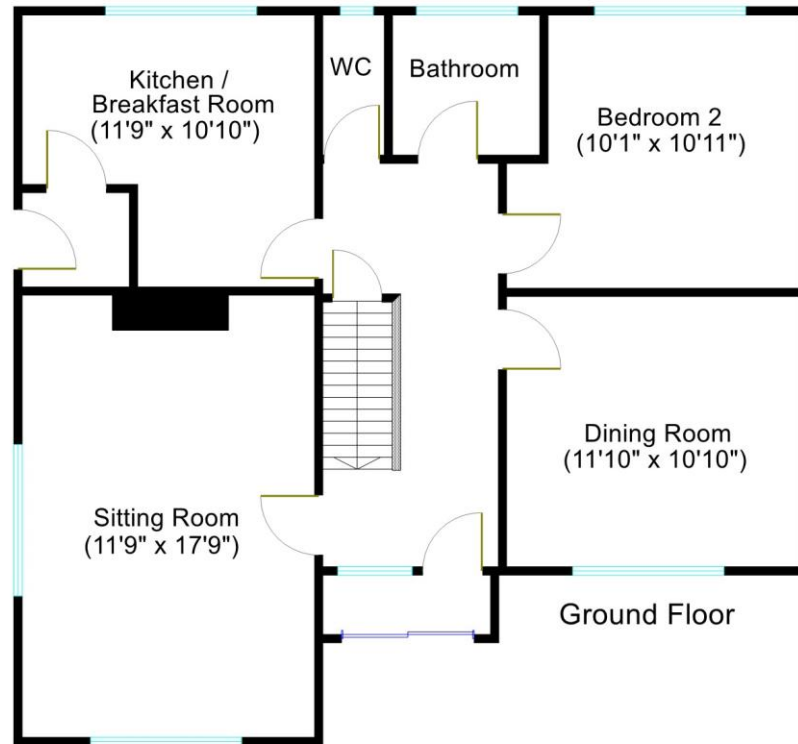
Local Authority: Fareham Borough Council.

Council Tax Band: E

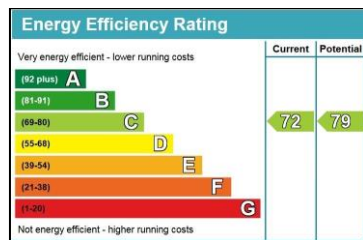
Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate.

Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.





Total Approx. internal floor area = 1,187.9 sqft / 110.4 sqm
Floor Plan for identification and guidance purposes only



Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

