

NO ONWARD CHAIN. Well presented one bedroom end of terrace house situated close to Botley village with two allocated parking spaces and refitted kitchen.

- One Bedroom End of Terrace House
- Dual Aspect Living Room
- Refitted Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Two Allocated Parking Spaces
- Ideal for First Time Buyers and Investors
- Close to Botley Village Centre and Within Easy Reach of Train Station
- No Onward Chain

The Accommodation Comprises:-

Front door with obscured glazed panels inset into:

Lounge:- 12' 5" x 12' 2" (3.78m x 3.71m)

Double glazed windows to front and side elevations, coving to textured ceiling, stairs to first floor, radiator.

Kitchen:- 9' 3" x 5' (2.82m x 1.52m)

Double glazed window to front elevation, textured ceiling, range of base and eye level units with work surfaces, single bowl sink unit with mixer tap, integrated oven and hob with extractor hood over, integrated microwave, space for washing machine, fridge, under-stairs storage cupboard.

First Floor Landing:-

Access to loft, textured ceiling, airing cupboard with gas central heating boiler and shelving.

Bedroom:- 12' 5" x 9' 9" Plus Recess (3.78m x 2.97m)

Double glazed windows to front and side elevations, textured ceiling, radiator, wardrobe (to remain), built-in storage cupboard.

Bathroom:- 7' 5" x 6' 11" (2.26m x 2.11m) Maximum Measurements

Obscured double glazed window to front elevation, textured ceiling, radiator, partly tiled, close coupled WC, pedestal wash hand basin, panelled bath with shower attachment, shower rail and curtain.

Outside:-

Two allocated parking spaces, shingled area to the front and extending to the side which leads to communal gardens to the rear of the block.

Nota Bene:-

Council Tax Band: - Tax Band B

Tenure: - Share of Freehold, Maintenance charge is approximately £800 p.a. which includes buildings insurance.

Lease is 145 years from March 1992 (approximately 113 years remaining)

Property Type: - End of Terrace House

Property Construction: - Traditional - Brick

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains. External water meter

Sewerage: - Mains

Heating: - Gas Central Heating

Parking: Allocated Parking

Broadband - Average available download speed for this Postcode of 24MB: Please check here for potential broadband speeds -

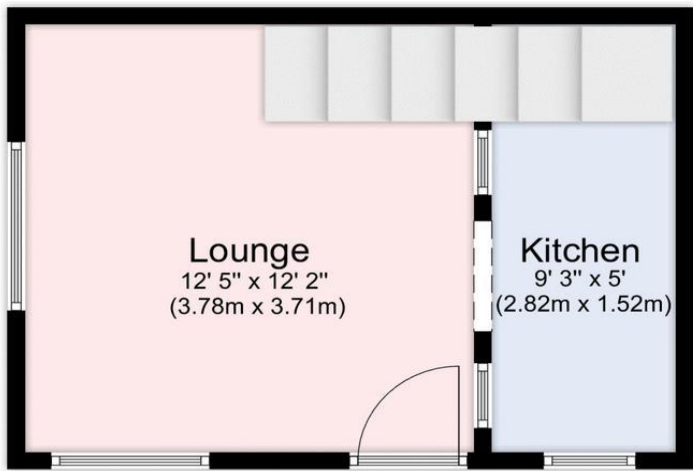
<https://www.openreach.com/fibre-broadband>

Mobile signal: The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

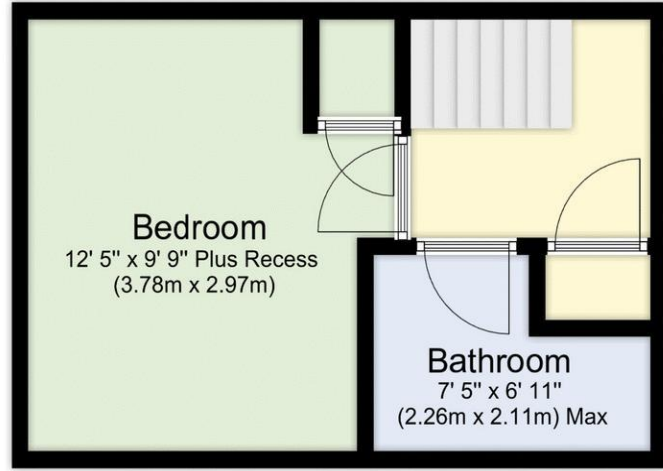
Flood Risk: - No flooding reported. Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks has further details on request.





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£200,000

36 Jenkyns Close, Botley, Hampshire, SO30 2UQ

DRAFT DETAILS

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk

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