

A superb opportunity to purchase this extended three/four bedroom home situated in a cul de sac close to Swanwick marina & the river Hamble. The property provides versatile living accommodation and has been much improved by the current owners. There is ample off road parking and gardens to both the front and rear.

The Accommodation Comprises
UPVC double glazed front door to:

Entrance Porch
Inset spotlight, double opening doors to:

Entrance Hall
Coved ceiling, stairs to first floor, radiator, utility cupboard with space and plumbing for washing machine and tumble dryer.

Lounge 14' 3" x 10' 5" (4.34m x 3.17m)
Coved ceiling, UPVC double glazed window to front elevation, radiator, open plan to:

Kitchen/Diner 15' 2" x 12' 4" (4.62m x 3.76m) maximum measurements
Coved ceiling, UPVC double glazed windows double opening doors and single door to sun lounge, fitted with a contemporary range of base cupboards and matching eye level units, worksurface over, tiled splash back, single stainless steel sink unit with mixer tap, integrated electric oven and induction hob, integrated dishwasher, fitted draw units and additional cupboards, further storage cupboard, breakfast bar.

Sun Room 11' 4" x 11' 0" (3.45m x 3.35m) maximum measurements
UPVC double glazed windows and double opening doors to garden.

Second Living Room 13' 4" max x 7' 1" (4.06m x 2.16m)
Vaulted ceiling with beams, UPVC double glazed windows to front and side elevations, door to front of property, two radiators, fitted with a range of base and eye level units, recess and plumbing for washing machine, inset sink unit, integrated electric oven and hob, space for fridge/freezer, connecting doors to entrance hallway.

Ground Floor Bedroom Four/Study 6' 8" x 6' 7" (2.03m x 2.01m)
UPVC double glazed window to side elevation, door to:

Ground Floor Shower Room 6' 8" x 5' 0" (2.03m x 1.52m)
UPVC double glazed window to rear elevation, close coupled W.C, wash hand basin set in vanity unit, shower cubicle, heated towel rail.

Landing
UPVC double glazed window to side elevation.

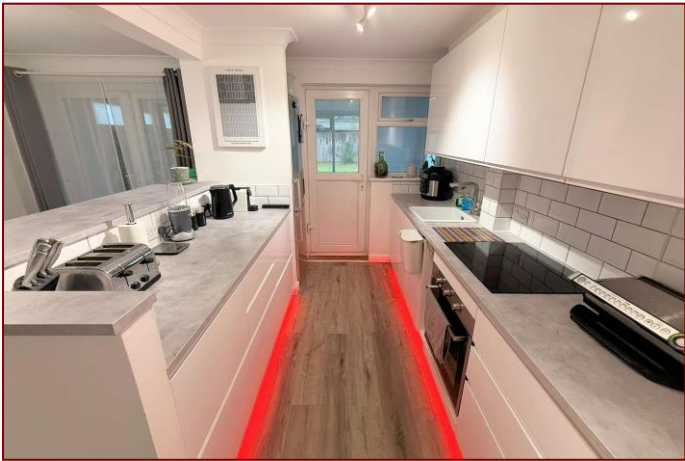
Bedroom One 11' 11" x 10' 4" (3.63m x 3.15m)
Coved ceiling, UPVC double glazed window to rear elevation, radiator.

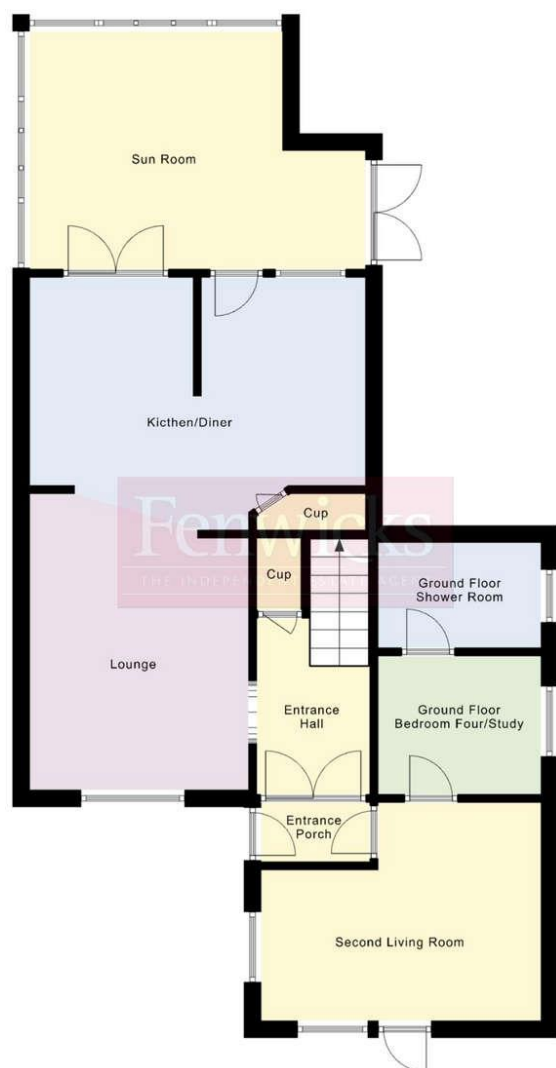
Bedroom Two 12' 5" x 8' 0" (3.78m x 2.44m) plus recess
Coved ceiling, UPVC double glazed window to front elevation, radiator.

Bedroom Three 9' 5" x 7' 11" (2.87m x 2.41m)
Coved ceiling, UPVC double glazed window to front elevation, storage cupboard.

Bathroom 6' 3" x 5' 6" (1.90m x 1.68m)
UPVC double glazed obscured window to the rear elevation, close coupled WC, panelled bath, wash hand basin, ladder style radiator.

Outside
The rear garden is enclosed by wood panelled fencing, primarily laid to lawn. To the front of the property there is ample off-road parking and further garden enclosed by hedging.





Tenure: Freehold

Council Tax Band: C

Awaiting EPC

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

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



DRAFT DETAILS

£365,000

49 Lawson Close, Swanwick, Southampton, SO31 7DJ

Fenwicks - Fareham Office: 01329 285500 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT