



31 Albacore Avenue, Warsash, Southampton, SO31 9BP

Asking Price £269,995



Albacore Avenue | Warsash
Southampton | SO31 9BP
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W&W are pleased to offer this 2 bed link detached property for sale with no forward chain. This property boasts two bedrooms with built in wardrobes, a large lounge/dining room, kitchen, conservatory, recently refurbished main family shower room and garage with power and lighting. This property has a good sized southerly facing rear garden with area of decking and the rest laid to lawn.

Albacore Avenue is situated in the ever popular village of Warsash, waterside pubs & eateries are within walking distance as are the local convenience stores. Transport links are easily accessible including A27 & M27.





2 bed link detached property

No chain ahead

Kitchen with built in oven and hob and space for washing machine & fridge freezer to remain

Conservatory to rear

Built in wardrobes to both bedrooms

Recently refurbished shower room

Garage with power and lighting

Southerly facing rear garden with decking and area laid to lawn

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

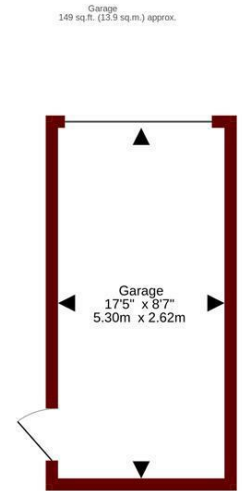
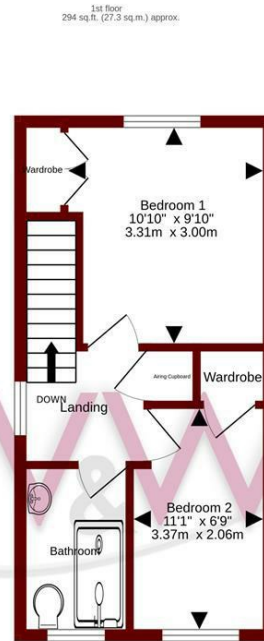
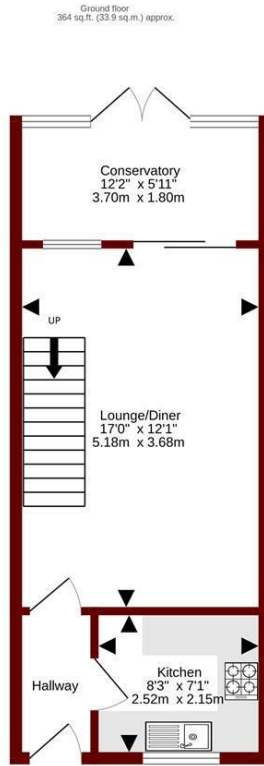
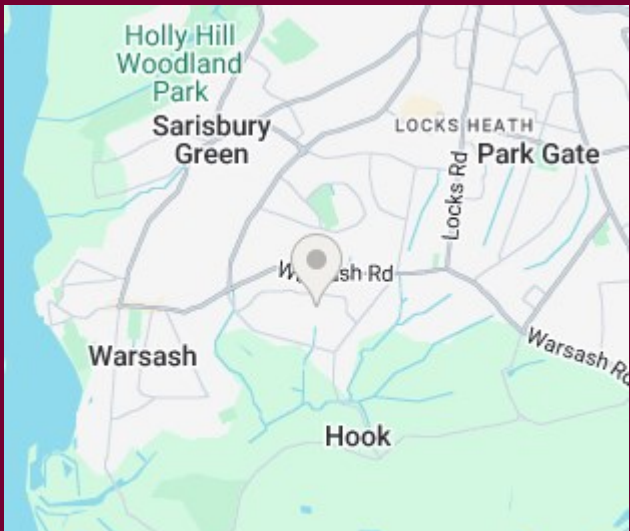
Water supply - Mains

Sewerage - Mains

Heating - Gas fired central heating

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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