



27 Ambledale, Sarisbury Green, SO31 7BR

Offers Around £392,000



Ambledale |
Sarisbury Green | SO31 7BR
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OFFERS INVITED AROUND £392,000

W&W are delighted to offer for sale this beautifully presented & vastly improved three bedroom semi detached family home. The property boasts three bedrooms, lounge, modern kitchen, dining room, modern downstairs shower room & modern main bathroom. The property also benefits from a rear enclosed landscaped garden, garage & driveway parking for multiple vehicles.

Ambledale is a quiet, sought after location in Sarisbury Green, ideally situated with excellent schools & nursery within walking distance, shops, eateries and other amenities are also a short walk away. The picturesque Holly Hill Woodland Park is on your doorstep, covering 35 hectares of beautiful walks with lakes and waterfalls.





Beautifully presented & vastly improved three bedroom semi detached family home

Entrance hall/porch enjoying attractive mosaic style tiled flooring, built in bespoke study area with fitted desk & downstairs storage cupboard

Modern kitchen boasting attractive marble effect worktops, attractive cabinets & open access into the dining room

Integrated appliances include double oven, gas hob, fridge/freezer & dishwasher

Dining room with window to the side & bespoke built in bench with storage underneath

Spacious lounge with double doors opening out onto the rear garden

Modern downstairs shower room comprising three piece white suite & attractive wall/floor tiling

Main bedroom with built in storage cupboard

Two additional bedrooms

Split levelled galleried landing with two built in storage cupboards

Replacement '2024' carpets/flooring throughout the home

Rear enclosed landscaped garden enjoying area laid to lawn, decked sun terrace, display flower/shrubbery beds & feature 'children's' play area with bark chipping base

Garage with power & lighting

Driveway parking for multiple vehicles

Vendor suited

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

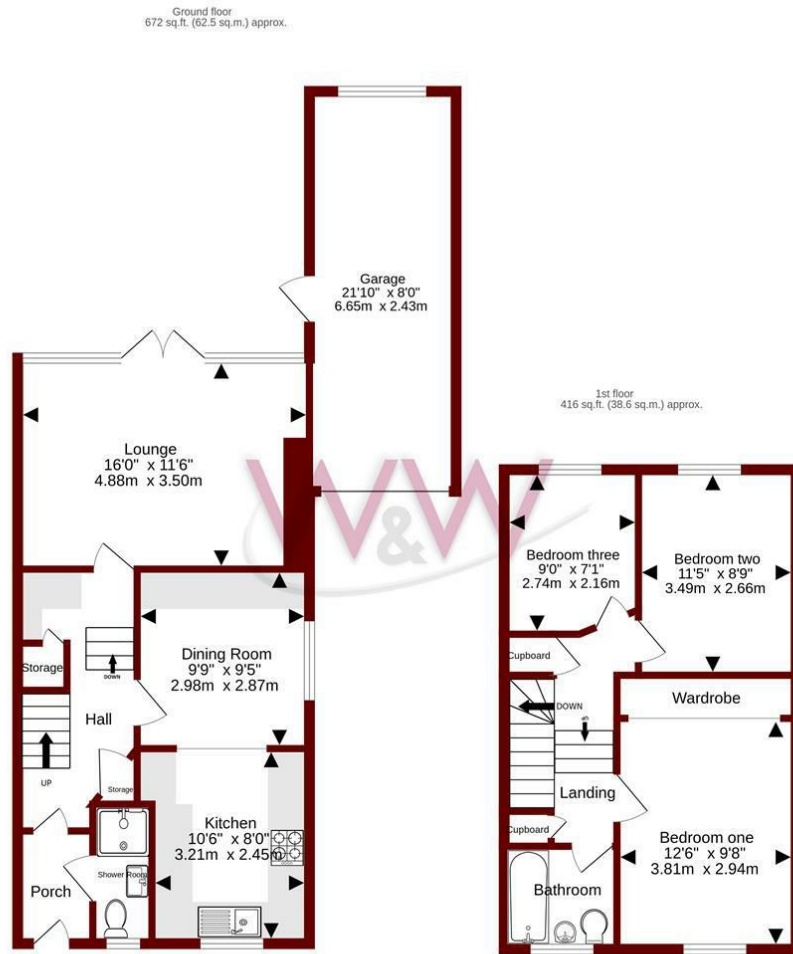
Sewerage - Mains

Heating - Gas central heating with replacement Baxi combination boiler

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Vodaphone

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/>



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	80

Council Tax Band - D - £2063.40 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

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