



87 Warsash Road, Warsash, SO31 9HU

Asking Price £389,995



Warsash Road |

Warsash | SO31 9HU

Asking Price £389,995

W&W are delighted to offer for sale this extremely well presented three bedroom semi detached home tucked away within a small development made up of only four houses. The property boasts three bedrooms, modern kitchen, lounge, conservatory/dining room, downstairs cloakroom, main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a landscaped rear garden, garage & driveway parking.

Situated along Warsash Road this property is just a few minutes walk to the shops, amenities & riverside eateries. With some beautiful walks, Little Pink Ferry across to Hamble & Marina close by, Warsash has always been popular with boating enthusiasts. Also within walking distance is Hook-with-Warsash CofE Primary School.





Extremely well presented & improved three bedroom semi detached home

Tucked away in a small development made up of only four houses

Welcoming entrance hall enjoying wood effect laminate flooring flowing into the kitchen, lounge & conservatory/dining room

Modern re-furbished two tone kitchen enjoying quartz effect worktops, attractive cabinets & breakfast bar

Integrated appliances include double oven and hob with space for additional appliances

Dual aspect living room with 2025 centrepiece stone surround fireplace with inset electric fire & double doors opening into the conservatory

Conservatory/dining room with double doors opening out into the rear garden & radiator providing all year round use

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes, Juliette balcony & en-suite

Modern re-fitted 2025 en-suite shower room comprising three piece white suite & attractive wall tiling

Two additional bedrooms

Modern main bathroom refitted 2025 comprising three piece white suite & attractive full wall tiling

Landscaped rear garden laid to lawn, paved patio areas by the conservatory and to the rear & display flowers/shrubbery

Side space to the property perfect for storage sheds

Garage & parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

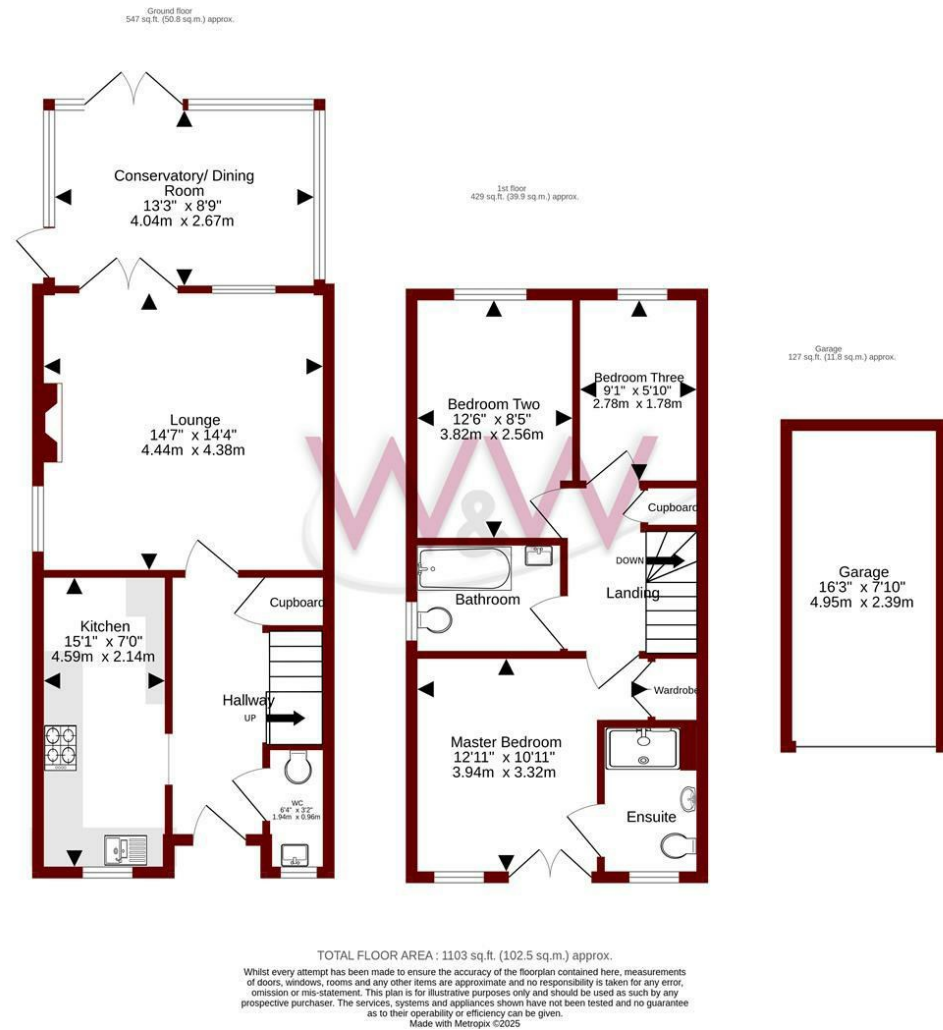
Sewerage - Mains

Heating - Gas central heating

Broadband - There is currently no broadband connected to the property but is available.

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		89
(81-91) B	77	
(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 - D - £2164.55 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

20e Bridge Road

Park Gate

Southampton

Hampshire

SO31 7GE

01489 577990

parkgate@walkerwaterer.co.uk

www.walkerwaterer.co.uk