

Property details approval form

35 Barnes Close, SOUTHAMPTON, Hampshire, England, SO18 5FE

Date: 08 October 2024

Property Ref and Version: BTN106766 - 0008

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Property details approval form

35 Barnes Close, SOUTHAMPTON, Hampshire, England, SO18 5FE

Date: 08 October 2024

Property Ref and Version: BTN106766 - 0008

○ Price

fixed price £275,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Three Double Bedrooms
- > Link Detached House
- > 17ft Sitting Room
- > 11ft Master Bedroom
- > Downstairs W/C

○ Short Description

Three double bedroom, link-detached family home in the Bitterne area. The kitchen/diner has been extended which compliments modern family living. There are a wealth of local amenities to cater for all your needs.

○ Long Description

Welcome to this charming Link detached family home offering spacious living and modern comforts.

Boasting three generously sized double bedrooms, this property provide ample space for a growing family or guests.

The heart of the home lies in the extended Kitchen/Diner, perfect for gatherings and culinary delights.

Relax and unwind in the inviting 17ft sitting room, ideal for cosy evenings or entertaining guests.

Step outside into the tameable garden, where you can enjoy outdoor activities or simply bask in the tranquillity of nature. With its versatile layout of inviting atmosphere, this home offers a perfect blend of comfort and functionality for the discerning homeowner.

Nestled in the sought-after location of Bitterne, this family home offers the perfect blend of convenience and charm. Situated in a vibrant community, residents enjoy easy access to local amenities, schools and parks, making it an ideal setting for families.

Property details approval form

35 Barnes Close, SOUTHAMPTON, Hampshire, England, SO18 5FE

Date: 08 October 2024

Property Ref and Version: BTN106766 - 0008

○ Room Description

Entrance Hall

Black & White tiled flooring, frosted glass door to rear aspect and radiator on side wall.

Cloakroom

Black & White tiled flooring, downstairs W/C, Frosted double glazed window to front aspect.

Sitting Room

17' x 11' 7" (5.18m x 3.53m)

Double Glazed window to side and rear aspect. Radiator to side aspect. 2 built in storage cupboards

Kitchen/diner

15' 3" x 14' 10" (4.65m x 4.52m)

Double glazed windows to front and rear aspect. Double glazed french doors to rear. Integral oven, dishwasher & hob.

Bedroom 3

9' 3" x 8' 6" (2.82m x 2.59m)

Double glazed window and a radiator to front aspect.

Bedroom 1

11' 8" x 9' 4" (3.56m x 2.84m)

Double glazed window and radiator to side aspect, built in wardrobe to front aspect.

Bedroom 2

11' 7" x 9' (3.53m x 2.74m)

Built in cupboard to rear aspect, Double glazed window to front.

Bathroom

Double glazed window to side aspect, radiator to the front and rear, three piece suite with the shower over the bath.

Rear Garden

private and enclosed rear garden laid with wooden decking and partial grass at the top.

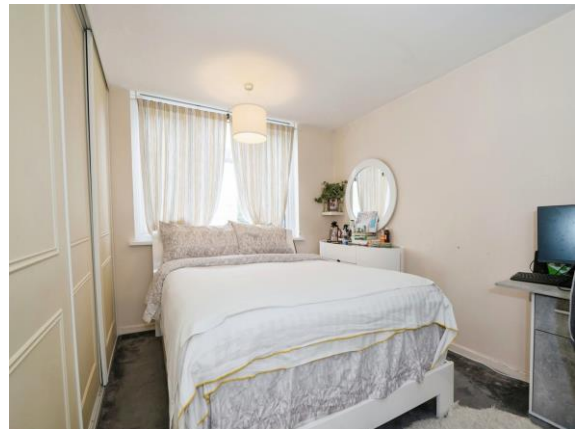
Property details approval form

35 Barnes Close, SOUTHAMPTON, Hampshire, England, SO18 5FE

Date: 08 October 2024

Property Ref and Version: BTN106766 - 0008

○ Property Images



Property details approval form

35 Barnes Close, SOUTHAMPTON, Hampshire, England, SO18 5FE

Date: 08 October 2024

Property Ref and Version: BTN106766 - 0008

○ Property Images



Property details approval form

35 Barnes Close, SOUTHAMPTON, Hampshire, England, SO18 5FE

Date: 08 October 2024

Property Ref and Version: BTN106766 - 0008

○ Property Images

Property details approval form

35 Barnes Close, SOUTHAMPTON, Hampshire, England, SO18 5FE

Date: 08 October 2024

Property Ref and Version: BTN106766 - 0008

○ Floor Plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

○ Approval

Signature

Date

	Signature	Date
Samantha Hetherington		
Mrs M.S. Kowoh Tisanjoh		