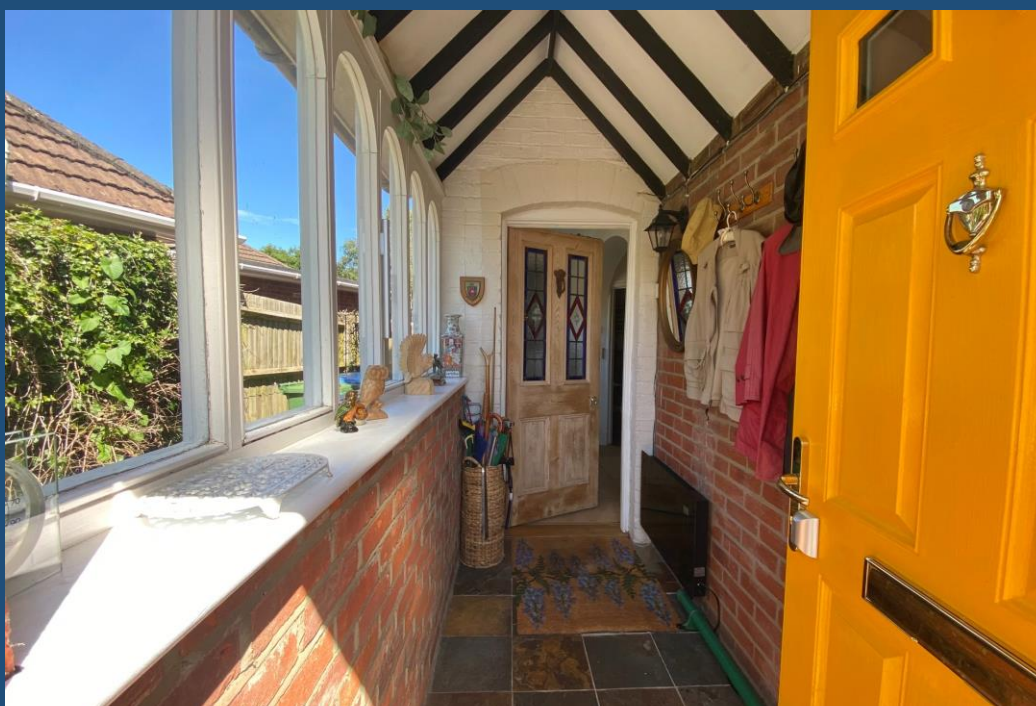




£450,000

Freehold

77 Warsash Road, Warsash
Southampton, Hampshire SO31 9HU



Quick View

	3 Bedrooms + Study		No Garage
	3 Living Rooms		1 Bathroom + Cloaks
	Semi-Detached House		EPC Rating TBC
	Parking for Two Cars		Council Tax Band D

Reasons to View

- A beautiful cottage with all the features that are on the wish list for those who love a character property.
- A 140' gardeners delight with a plethora of fruit trees, shrubs and roses to delight you.
- An upstairs 4-piece family bathroom with a cast iron bath means you can take a quick morning shower or indulge in a relaxing bath when time allows; a downstairs WC means no queues here.
- The kitchen/family room leads to the conservatory, which in turn opens to the garden – perfect for those summer social gatherings.
- With three bedrooms and a study, there's plenty of room to grow.
- Location is excellent! It's just a 5 min drive to Locks Heath Centre, for your weekly Waitrose shopping, and a 10 min walk to Warsash Clocktower to enjoy all that the village has to offer.

Description

Rarely do properties like these come into the market, and this beauty ticks so many boxes for those who love the charm of an older style home. This home has been thoughtfully updated throughout the years maintaining the look, with most of the windows being double glazed sash windows, keeping you cosy in the winter months. Cast iron fireplaces are up and downstairs, stripped wooden doors, smooth coved ceilings and picture rails run throughout.

Approached by a driveway which has space for two cars, but if you want to leave the car at home, there is a bus stop right outside the property. There is side access to the rear garden, and the vestibule entrance is the perfect spot to slip off your shoes and hang your coats. A pretty stained glass door provides access to the hallway which has the stairs to the first floor. The sitting room overlooks the front with a focal cast iron fireplace with patterned inset tiles. The formal dining room also boasts an equally pretty fireplace and has a handy understairs cupboard.

The fitted pine kitchen has spacious corner units, and vegetable baskets, plus a fitted double oven and hob; a double butler sink completes the look. The kitchen is open plan to a family area and is an ideal layout to watch over the children doing their homework whilst cooking the family meal. A utility area to the side has plumbing for the washing machine and a downstairs cloakroom is fitted with a white suite. French doors open to the conservatory, which in turn leads to the patio.

Upstairs, an L shaped landing has a cast iron fireplace, and access to the loft which has a ladder and is boarded. The main bedroom, to the front, also has a cast iron fireplace and two cupboards, there are two further bedrooms and a study – perfect for working from home. The family bathroom offers the best of both worlds, with a roll top cast iron bath for a luxurious soak, and a separate corner shower cubicle, an airing cupboard houses the Potterton boiler.

Outside, the garden, which measures approximately 140' is a delight for green fingered gardeners. A patio is the perfect spot for your morning coffee and watching the birds, or perhaps you could spot a bat at dusk.

Other Information

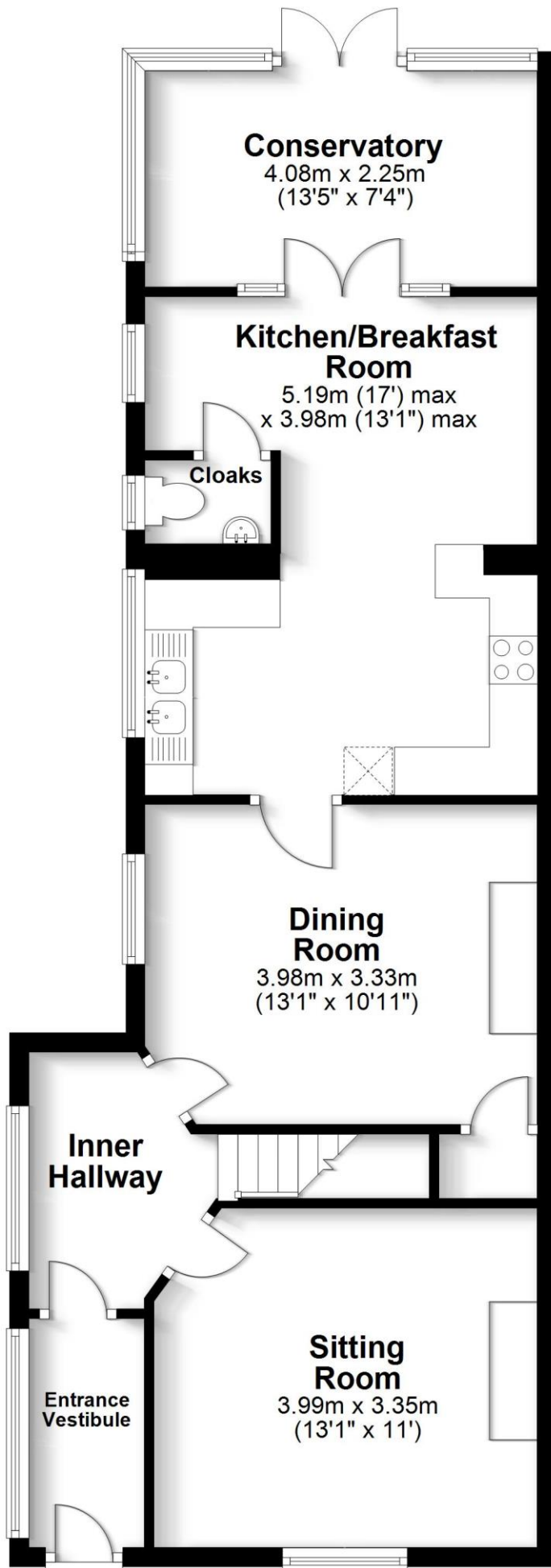
Probate will need to be granted before this property can exchange contracts.

Directions

<https://what3words.com/adults.idealists.increases>

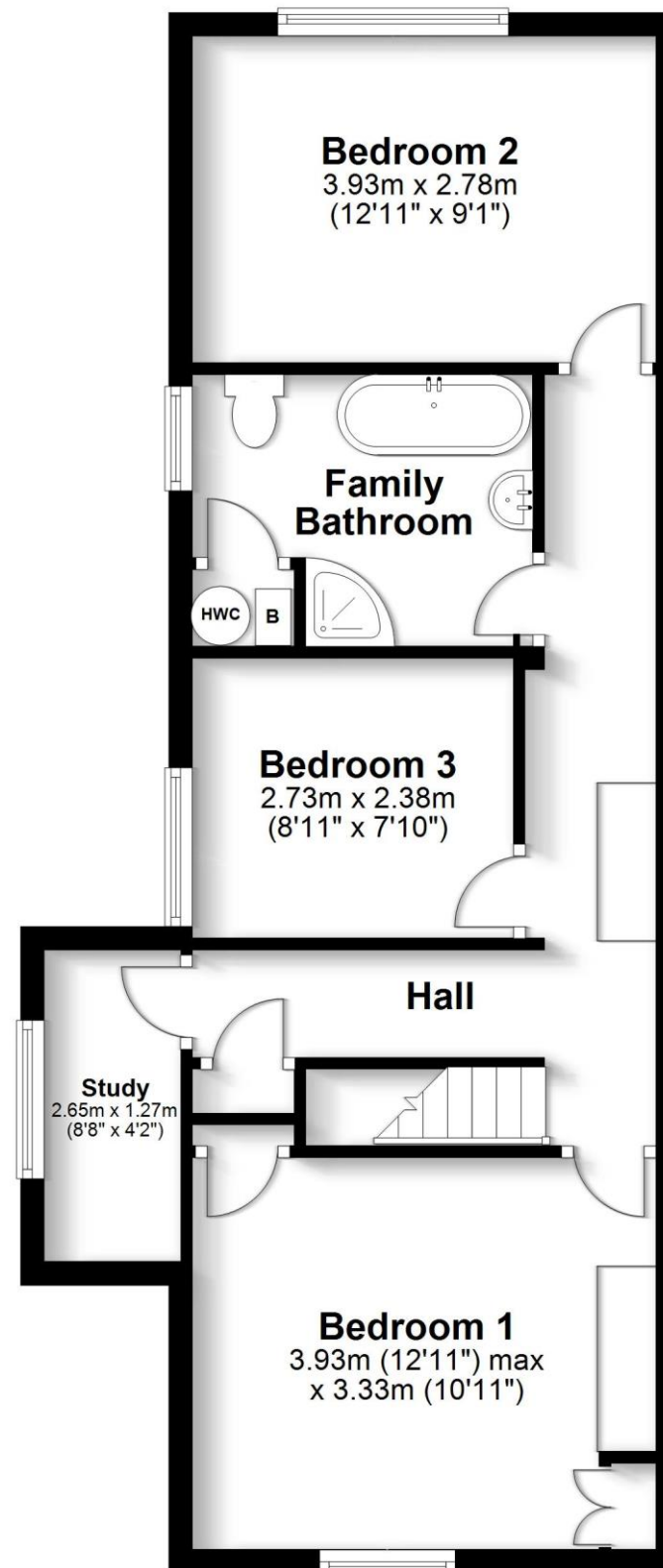
Ground Floor

Approx. 67.9 sq. metres (730.8 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.1 sq. feet)



Total area: approx. 120.9 sq. metres (1300.9 sq. feet)

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Email us sales@robinsonreade.co.uk Visit us www.robinsonreade.co.uk
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