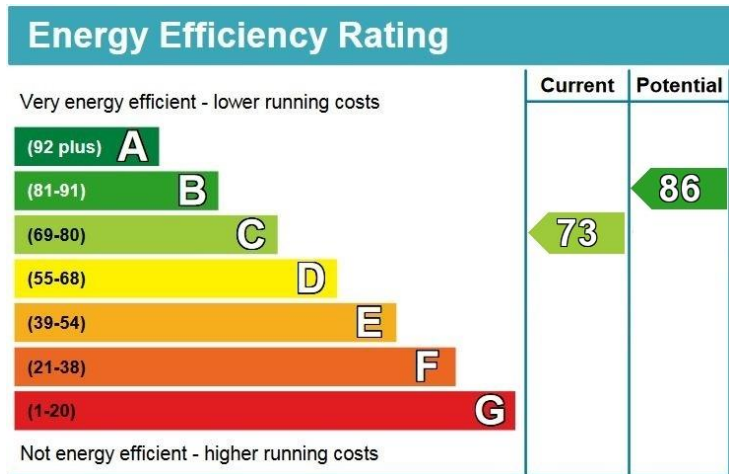




Bitterne

023 8042 2600



**37 Breamore Road, Harefield, Southampton,
Hampshire, SO18 5HT**

£275,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Breamore Road! This end-of-terrace property is beautifully presented and offers enviable accommodation. It is positioned in a leafy and quiet part of the road, which offers a great degree of privacy. Internally, you are welcomed by an entrance hall with doors leading to the primary rooms. The lounge is a bright room, with dual-aspect windows and a modern vinyl laminate floor. The kitchen has been finished with popular shaker-style cabinetry and opens into a neat dining space. Upstairs will continue to impress! The three bedrooms are well-proportioned, and the neutral decor theme is carried throughout. There is a family bathroom with a separate WC and wash hand basin. Externally, there is a hard-standing to the front of the property - the current owner uses this for parking. The back garden offers a decked seating area, lawn and a patio. Viewing is highly recommended!

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Approach:

Front garden with gravelled hard standing with option for off-road parking. Pathway to front door.

Entrance Hall:

Smooth and coved ceiling, UPVC double glazed obscured window to front, stairs rising to first floor with storage under, radiator, vinyl laminate floor.

Lounge

18' 4" (5.59m) x 10' 5" (3.17m)::
Smooth ceiling, dual aspect UPVC double glazed window to front and rear, two radiators, vinyl laminate flooring.

Kitchen/Diner

17' 6" (5.33m) x 14' 5" (4.39m)::
Smooth and coved ceiling with inset spotlights, dual aspect UPVC double glazed window to front and rear, UPVC double glazed door to rear leading to rear garden, wall, base and drawer units with work surface over, stainless steel bowl and a half sink with drainer, built-in oven with gas hob over, space for dishwasher, washing machine, tumble dryer and fridge/freezer, tiled splashbacks, tiled floor, under stairs storage.

Landing :

Smooth and coved ceiling, airing cupboard, doors to:

Master Bedroom

12' 5" (3.78m) x 11' 9" (3.58m)::
Smooth and coved ceiling, UPVC double glazed window to front, dressing table al cove with storage over, radiator.

Bedroom Two

10' 6" (3.20m) x 10' 6" (3.20m)::
Smooth and coved ceiling, UPVC double glazed window to front, storage cupboard, radiator.

Bedroom Three

8' 2" (2.49m) x 7' 3" (2.21m)::
Smooth and coved ceiling, UPVC double glazed window to rear overlooking garden, built-in storage cupboard, radiator.

WC:

Smooth ceiling, UPVC double glazed obscured window to rear, WC, wash hand basin, laminate floor.

Bathroom :

UPVC double glazed obscured window to rear, panel enclosed bath with mains fed shower over, wash hand basin, tiled walls, ladder towel rail, laminate floor.

Garden:

Rear garden siding and bearing onto Woodlands, decked seating area, lawn, patio space.

Services

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band

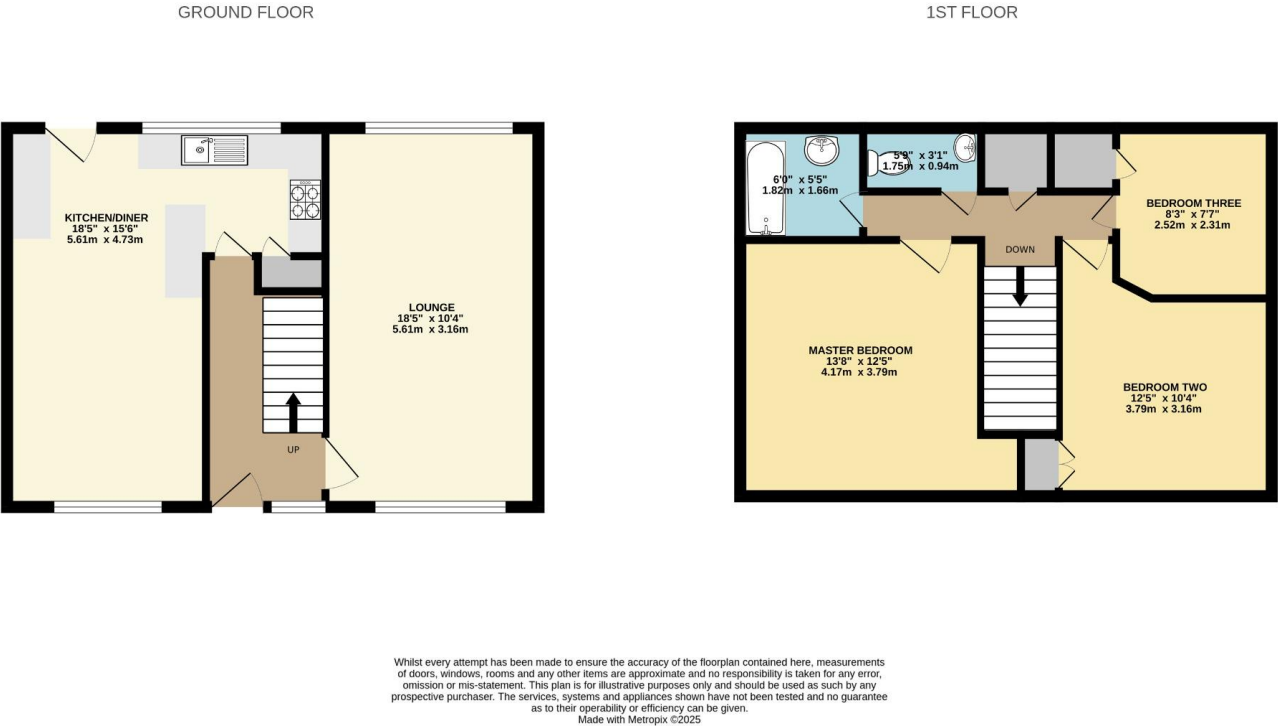
Band B

Sellers Position

Buying On

Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check



Bitterne 249 Peartree Avenue Bitterne SO19 7RD 023 8042 2600	Shirley 391 Shirley Road Shirley SO15 3JD 023 8078 0787	Woolston 24 Portsmouth Road Woolston SO19 9AB 023 8039 3255	Auction Department 62 High Street West End SO30 3DT 023 8047 4274	Lettings & Block Management 2-4 New Road Southampton SO14 0AA 023 8071 0402	Do you need an Energy Performance Certificate? Field Palmer are able to offer EPC services across Hampshire and the south of England. We can offer mortgage advice Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.	
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