



14 Moat Close
Holbury, Southampton
Asking Price Of - £259,950



- Three Bedroom Staggered Terrace Home
- Off Road Parking for Several Cars and Integral Garage
- 22' Dual Aspect Lounge/Diner
- Double Glazing and Central Heating Throughout

**EPC
Rating**
TBC



Property Description

LOCATION Moat Close is a pleasant cul-de-sac off Holbury Drove which backs onto Warren Copse and is within walking distance of the shops, schools, buses and other amenities of Holbury. The New Forest National Park is on the door step along with Lepe Country Park, Calshot Activity Centre and Beaulieu with its Palace House and Motor Museum.

FRONT DRIVEWAY Concrete driveway for several cars along with a section of grass (which could be converted to further hard standing for parking).

PORCH 6' 0" x 5' 0" (1.83m x 1.52m) UPVC front door with partial double glazing, carpeted flooring, textured ceiling, pendant lighting, door to integral garage and lounge/diner.

LOUNGE/DINER 22' 6" x 10' 5" (6.86m x 3.18m) Dual aspect room with double glazed window to front aspect and double glazed sliding patio doors to rear aspect. Carpeted flooring, two radiators, feature gas fire with wooden mantle piece and surround, textured ceiling, two pendant lights.



KITCHEN 9' 2" x 8' 8" (2.79m x 2.64m) Double glazed window to rear aspect, tiled flooring, double glazed rear patio door, textured ceiling, downlighting, a range of wall and base fitted units, roll edge worktop, stainless steel sink with drainer and chrome mixer tap, space for; gas oven and hob, under counter fridge and dishwasher. The under stairs storage cupboard allows space for a washing machine.

LANDING Carpeted flooring, stairs to ground floor, loft access via loft hatch (loft boarded centrally). Doors to all first floor rooms.



BEDROOM ONE 11' 0" x 11' 0" (3.35m x 3.35m) Double glazed window to rear aspect, carpeted flooring, radiator, fitted wardrobes, textured ceiling, coving, pendant lighting.

BEDROOM TWO 11' 8" x 10' 0" (3.56m x 3.05m) Double glazed window to front aspect, carpeted flooring, radiator, textured ceiling, pendant lighting.

BEDROOM THREE 9' 0" x 7' 0" (2.74m x 2.13m) Double glazed window to front aspect, carpeted flooring, radiator, textured ceiling, pendant lighting.

BATHROOM 8' x 6' (2.44m x 1.83m) Two double glazed windows (obscure) to rear aspect, vinyl flooring, radiator, tiled walls from floor to ceiling, textured ceiling, bath close coupled push flush WC, pedestal sink with chrome hot and cold taps, panelled bath with chrome over bath shower and chrome hot and cold taps.



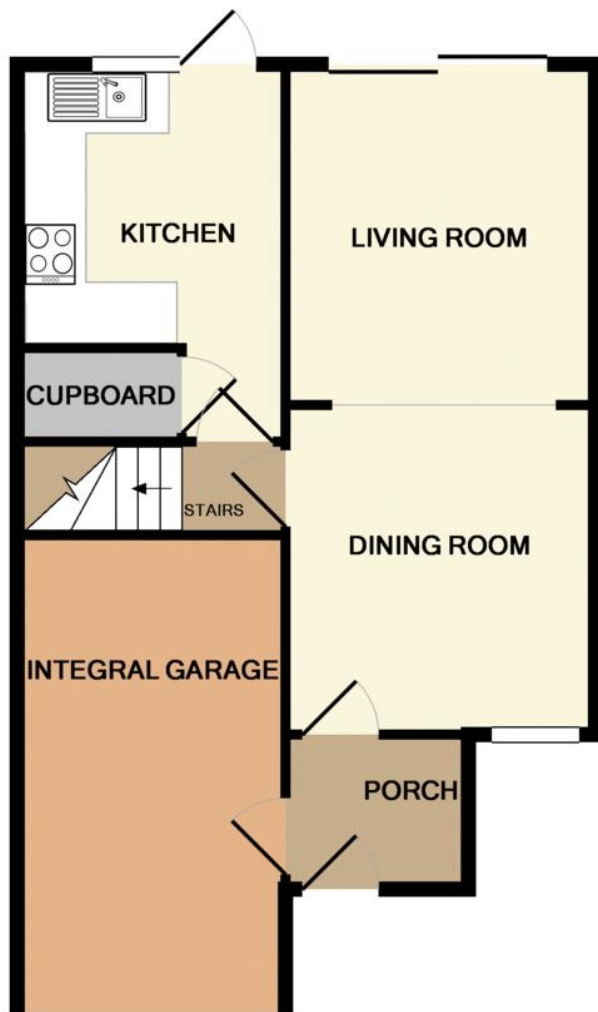
REAR GARDEN Mainly laid to lawn, paved patio area directly abutting the house, a series of well maintained bushes, shrubs and trees with the back drop of Warren Copse behind. There is also a sun blind and rear access timber latch gate that leads back around to the road (to allow access for maintenance).

INTEGRAL GARAGE Manual up and over door, concrete flooring, power sockets, lighting. Space for freezer and tumble dryer.

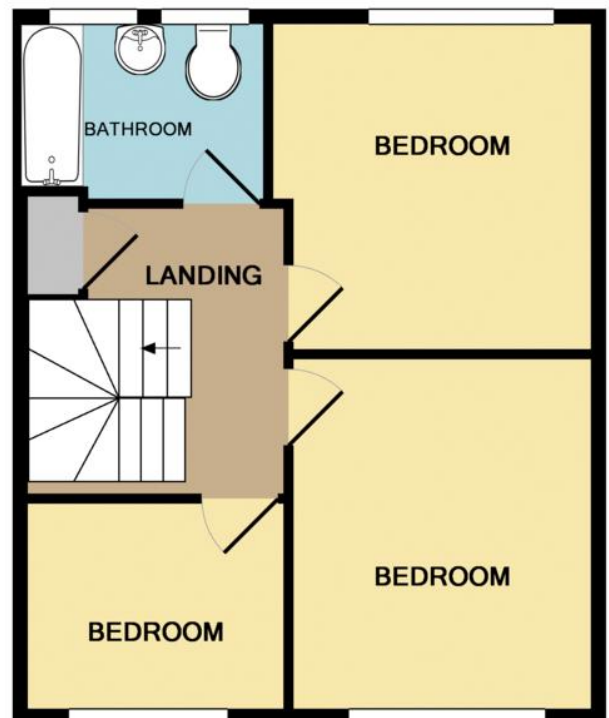
ADDITIONAL INFO:

Council Tax Band B with the New Forest District Council.





GROUND FLOOR
APPROX. FLOOR
AREA 512 SQ.FT.
(47.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 933 SQ.FT. (86.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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