WHITE & GUARD

23 Ambleside
Botley
Southampton
SO30 2NS

23 Ambleside

Offers In Excess Of £290,000

INTRODUCTION

Situated towards the end of a cul-de-sac, this two bedroom bungalow offers beautifully presented accommodation throughout, comprising an entrance porch, modern fitted kitchen which is open plan to the lounge/diner with a vaulted ceiling, conservatory, two bedrooms and a modern bathroom. Outside there is off road parking and a southerly facing rear garden enjoying a pleasant outlook.

The property is located on the outskirts of Botley and benefits from being only a short drive from both Botley and Hedge End village centres. Local shops, reputable schools and amenities are also close by, including the M27 motorway links.

#THE WORLD FROM OUR WINDOW

W&G

WHITE & GUARD

INSIDE

The front door opens into the entrance porch, which has a window to the front and a door leading through to the hall and kitchen. The kitchen has a vaulted ceiling with a Velux roof window, as well as a window to the front, and has been fitted with a modern range of shaker style wall and base units. There is a built-in oven and gas hob with extractor over, a useful breakfast bar and appliance space for a fridge/freezer and washing machine. The kitchen is open plan to the lounge/diner which has an alcove to one corner and sliding patio doors leading through to the conservatory, which in turn leads out to the rear garden.

The master bedroom has a window to the rear, whilst the second bedroom has a window to the front. The modern bathroom comprises a tile enclosed bath with shower over, vanity wash hand basin and WC.

OUTSIDE

To the front of the property there is a driveway providing off road parking with a shingled area to the side. The southerly facing rear garden enjoys a pleasant outlook and has a patio area, leaving the rest of the garden mainly laid to shingle.

DIRECTIONS

From our office in Hedge End, head out of the village centre along Freegrounds Avenue which will turn into Freegrounds Road. At the end turn right into Tanhouse Lane, which will become Kings Copse Road, and at the roundabout take the first exit into Kings Copse Avenue. At the next roundabout turn right into Salwey Road and turn right at the end into Ambleside, where the property can be found towards the end on the left hand side.
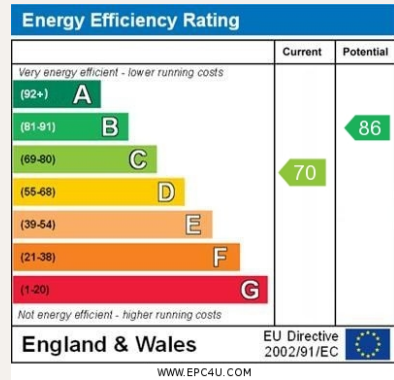
SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

TENURE:

Freehold

COUNCIL TAX:

Band B - Eastleigh Borough Council

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

WWW.EPC4U.COM

T: 01489 779030

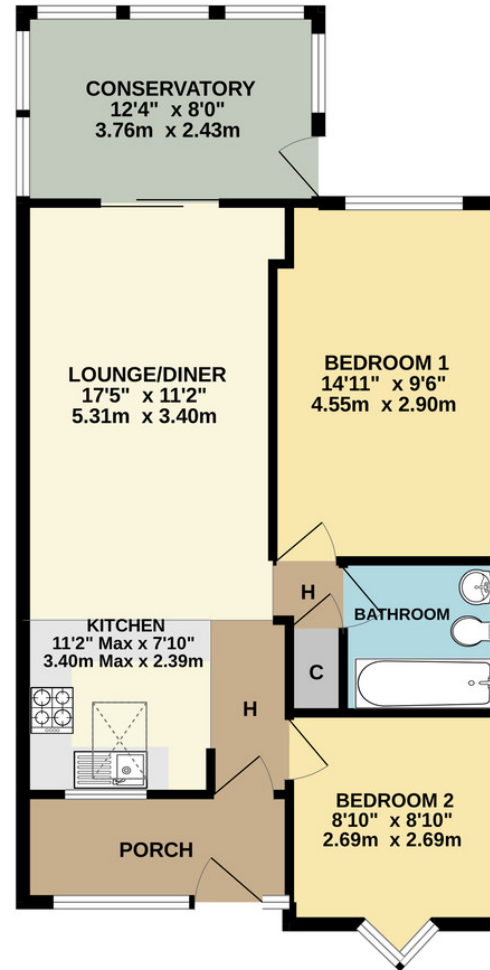13 St Johns Centre, Hedge End, Southampton, Hampshire, SO30 4QU
E: hedgeend@whiteandguard.com
W: whiteandguard.com

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.

CONSERVATORY
12'4" x 8'0"
3.76m x 2.43m

LOUNGE/DINER
17'5" x 11'2"
5.31m x 3.40m

BEDROOM 1
14'11" x 9'6"
4.55m x 2.90m

KITCHEN
11'2" Max x 7'10"
3.40m Max x 2.39m

H

BATHROOM

C

H

PORCH

BEDROOM 2
8'10" x 8'10"
2.69m x 2.69m

TOTAL FLOOR AREA : 691 sq.ft. (64.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2022