



Windermere Avenue, Southampton, SO16 9GB
Southampton

£280,000

Property Type: Terraced House

Bedrooms: | **Bathrooms:** | **Receptions:**
3 | 1 | 2

Hamwic Independent Estate Agents are pleased to offer this well-presented and spacious three bedroom terraced house, perfectly suited to first-time buyers. Situated in a convenient area of Millbrook, the property benefits from two reception rooms, off road parking, rear aspect kitchen, generous rear garden. Additional benefits include owned solar panels on a feed in tariff, offered with vacant possession and no forward chain.

| TERRACED HOUSE | THREE BEDROOMS | REAR ASPECT KITCHEN | TWO RECEPTION ROOMS | DOUBLE GLAZING | CONVENIENT LOCATION | IDEAL FOR FIRST TIME BUYERS | OFF ROAD PARKING | NO FORWARD CHAIN | GENEROUS REAR GARDEN | OWNED SOLAR PANELS WITH FEED IN TARIFF |

Tenure: Freehold
Council Tax Band: B - Southampton City
Mains Electricity, Water and Drainage
Heating: Electric Wall Heating
Construction: Brick elevations under a tiled roof
Broadband - Ultra-Fast broadband up to 1000 Mbps available. (Ofcom)





Front - open to the front and mainly laid to lawn, off road parking available, pathway to the side offering access to the rear garden. Sliding door into;

Entrance Porch - double glazed windows to the front and side aspects, gas meter location and door into;

Entrance Hall - textured ceiling, stairs to the 1st floor with cupboard under, electric radiator, vinyl flooring, double glazed obscured window to the front and doors to;

Living Room - textured ceiling, double glazed window to the front aspect, picture rail, newly laid carpet and a feature fireplace surround.

Kitchen - textured ceiling, spotlights fitted, vinyl flooring, double glazed window to the rear, personal door to the rear aspect/garden. Work surfaces with units to the base level with further matching eye level units, sink unit, space for base level white goods, pantry cupboard and doorway through to;

Dining Room - textured ceiling, double glazed window to the rear aspect, electric radiator and vinyl flooring.

1st Floor - textured ceiling, access to the loft, electric radiator, new carpet fitted and doors to;

Bedroom 1 - textured ceiling, double glazed window to the front aspect, built in storage and newly laid carpet.

Bedroom 2 - textured ceiling, double glazed window to the rear aspect, newly laid carpet and radiator.

Bedroom 3 - textured ceiling, double glazed window to the front aspect, newly laid carpet and storage cupboard.

Bathroom - textured ceiling, obscure double glazed window to the rear aspect, vinyl flooring, enclosed bath with electric shower above, low level WC, wash basin and tiled walls.

Rear Garden - patio area to the base of the property, three brick built storage sheds, steps up to the remainder of the garden which is mainly laid to lawn. Enclosed with timber fencing. Pathway to the rear of the garden with additional patio area. Variety of flowers, plants, shrubs and small trees. Outside tap.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	48 E	
21-38	F		
1-20	G		

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