



123 Warsash Road, Warsash, Southampton, SO31 9HU

Asking Price £675,000

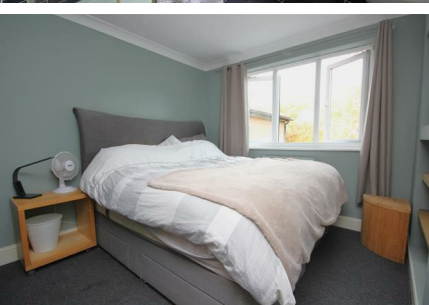
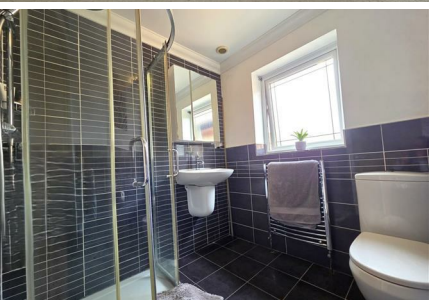


Warsash Road | Warsash
Southampton | SO31 9HU
Asking Price £675,000

W&W are delighted to offer for sale for the first time to the market for 37 years this well presented & extended four bedroom detached family home. The property boasts over 2000sq.ft providing four bedrooms, lounge, kitchen/dining room, conservatory, study, utility room, downstairs cloakroom, modern shower room & modern en-suite bathroom to the main bedroom. The property also benefits from a rear garden & block paved driveway providing parking for multiple vehicles.

Situated along Warsash Road this property is just a short walk to the shops, amenities & riverside eateries. With some beautiful walks, Little Pink Ferry across to Hamble & Marina close by, Warsash has always been popular with boating enthusiasts. Also within walking distance is Hook-with-Warsash CofE Primary School.





Well presented & extended four bedroom detached family home

Sought after Warsash location

Versatile accommodation over 2000sq.ft

Welcoming entrance hall enjoying built in understairs storage cupboard

Dual aspect lounge with centrepiece fireplace with inset gas fire

Kitchen/dining room with range cooker to remain & additional space for appliances

Spacious conservatory with double doors opening out onto the rear garden

Downstairs cloakroom

Study with window to the front

Utility room providing additional storage space

Main bedroom benefitting from dressing area fitted with built in wardrobes & en-suite bathroom

Modern en-suite bathroom comprising four piece white suite

Three additional double bedrooms

Modern shower room comprising three piece white suite

Rear landscaped garden enjoying lawn with display flower/shrubbery, paved patio with shed to remain & rear access

Block paved driveway providing parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Toob

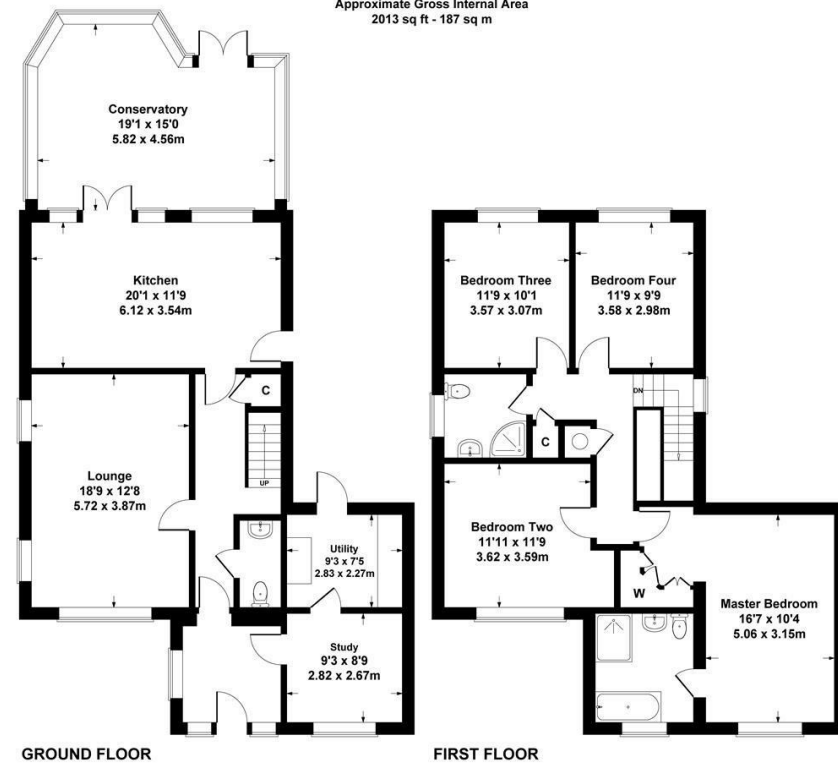
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



123 Warsash Road

Approximate Gross Internal Area
2013 sq ft - 187 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	80
EU Directive 2002/91/EC		

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

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