



Warren Place, Calmore, Southampton, SO40 2SD
Southampton

£365,000

Property Type: Link Detached House

Bedrooms: 4 | Bathrooms: 1 | Receptions: 2

Hamwic Independent Estate Agents are pleased to present this spacious four-bedroom linked detached home, located in the Calmore residential estate. The property benefits from two reception rooms, a conservatory, useful office/play room, modern refitted family bathroom, convenient ground floor WC and off road parking. An ideal family home and an early viewing is highly recommended.

| LINK DETACHED HOUSE | 4
BEDROOMS | TWO RECEPTION
ROOMS | MODERN REFITTED
FAMILY BATHROOM | GROUND
FLOOR WC | DOUBLE GLAZED
WINDOWS | GAS CENTRAL
HEATING | OFF ROAD PARKING |

Tenure: Freehold

Council Tax Band: D - NFDC

Mains Electricity, Gas, Water and
Drainage

Heating: Gas Central Heating

Construction: Brick elevations / tiled roof

Broadband - Ultra-Fast broadband up to
1000 Mbps available. (Ofcom)

Disclaimer Property Details: Whilst believed to be accurate all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate.





FRONT - OUTSIDE; open to the front, hardstanding offering parking off road, lawned area, access to the remainder of the garage/storage area with up and over door, refitted composite front door into;

ENTRANCE; textured ceiling, radiator, carpet fitted, obscure double glazed window to the front aspect and door into an inner hallway with stairs to the 1st floor with recess underneath, door to lounge, WC and kitchen.

CLOAKROOM; textured ceiling, obscure double glazed window to the side aspect, low level WC, wash basin, vinyl flooring and radiator.

LOUNGE; textured ceiling, double glazed window to the front aspect and radiator. Carpet fitted. Double doors leading into;

DINING ROOM; textured ceiling, double glazed double doors to the rear aspect, door to office/play room, door into the kitchen and carpet fitted.

KITCHEN; textured ceiling, double glazed window and personal door to the rear/conservatory. Work surfaces with units and drawers to the base level with further matching eye level units, sink unit, integrated electric hob, electric oven below, space for standing fridge/freezer. Space for base level fridge. Vinyl flooring.

CONSERVATORY; brick base level with double glazed windows to the rear and side aspects, door to the side, space and plumbing for washing machine and dryer. Power fitted.

1ST FLOOR - LANDING; textured ceiling, access to the loft, double glazed window to the side aspect, airing cupboard housing gas boiler and water tank. Doors to;

BEDROOM 1; textured ceiling, double glazed window to the rear aspect and radiator. Carpet fitted.

BEDROOM 2; textured ceiling, double glazed window to the front aspect and radiator. Carpet fitted.

BEDROOM 3; textured ceiling, double glazed window to the front aspect and radiator. Carpet fitted. Storage recess over stairwell.

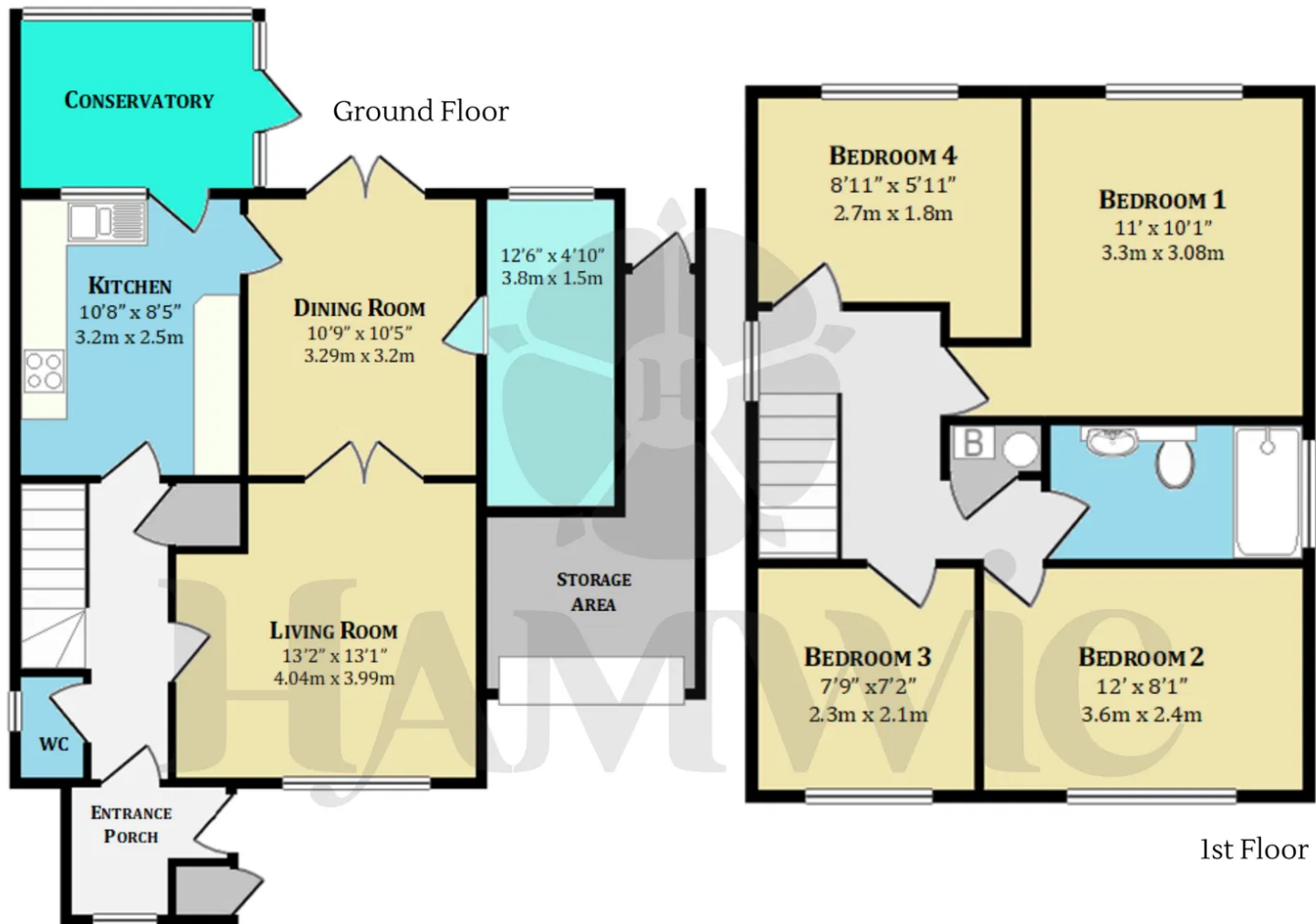
BEDROOM 4; textured ceiling, double glazed window to the rear aspect and radiator. Carpet fitted.

BATHROOM; smooth ceiling, downlights fitted, obscure double glazed window to the side aspect, low level WC, wash basin, enclosed bath with mixer shower and screen fitted above, heated towel rail, aqua wall panelling and vinyl flooring.

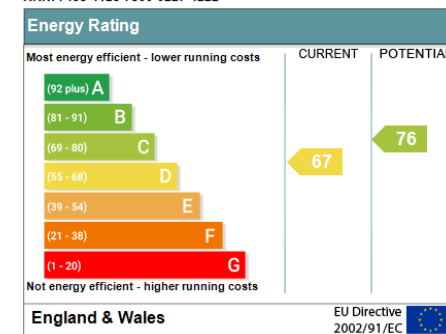
REAR GARDEN; patio area to the base of the property, remainder laid to lawn, flower beds to borders. Enclosed with timber fencing. Personal door into the rear of the storage area.

The storage area has an up and over door to the front, power and lighting fitted





Address: 16 Warren Place, Calmore, SOUTHAMPTON, SO40 2SD
 RRN: 7435-4128-7500-0227-4222



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Hamwic Estate Agents

3 - 4 South Parade, Salisbury Road, Southampton SO40 3PY

02380 663999

enquiries@hamwicestateagents.co.uk

<https://www.hamwicestateagents.co.uk/>

