

Ashwood Gardens, West Totton

Southampton

£390,000

Property Type: Link Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Hamwic Independent Estate Agents are delighted to welcome to the market this immaculately presented 3 bedroom linked detached house located in a sought after cul de sac within West Totton. The property benefits from a refitted kitchen, ground floor WC, refitted bathroom, landscaped rear garden, garage, off road parking and presented in turn-key condition throughout.

- LINKED DETACHED HOUSE
- LOUNGE - DINING ROOM
- MODERN REFITTED KITCHEN
- GROUND FLOOR WC
- MODERN REFITTED BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- SOUTH - FACING LANDSCAPED REAR GARDEN
- SINGLE GARAGE





FRONT: brick set driveway to the front of the property, offering parking off road, continuing down the side of the property leading to the garage, personal door at the side leading into the kitchen. Remainder laid to lawn with a mature hedgerow to the front boundary, wooden gate at the side leading into the rear garden.





ENTRANCE HALL: smooth ceiling, 'Karndean' flooring throughout, radiator, stairs to the 1st floor and doors to;

CLOAKROOM: textured ceiling, obscure double glazed window to the front aspect, low level WC, wash basin, 'Karndean' flooring and fuse board location.

LOUNGE - DINING ROOM: smooth ceiling, double glazed window to the front aspect, radiator, 'Karndean' flooring throughout, door to kitchen and opening into a dining area at the rear aspect with further double glazed double doors to the rear/garden. Vertical





KITCHEN:
smooth ceiling, spot lights fitted, part obscure glazed door to the side/driveway, double glazed window to the rear aspect and 'Karndean' flooring. Refitted work surfaces with units and drawers to the base level with further matching eye level units with integrated microwave, 1 ½ bowl sink, integrated 'NEFF' dishwasher, washing machine, induction hob, extractor hood and oven/grill below. Integrated AEG fridge/freezer. Understairs storage cupboard.

1ST FLOOR:
smooth ceiling, double glazed window to the side aspect, access to the loft (insulated, part boarded and light fitted) and doors to;

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

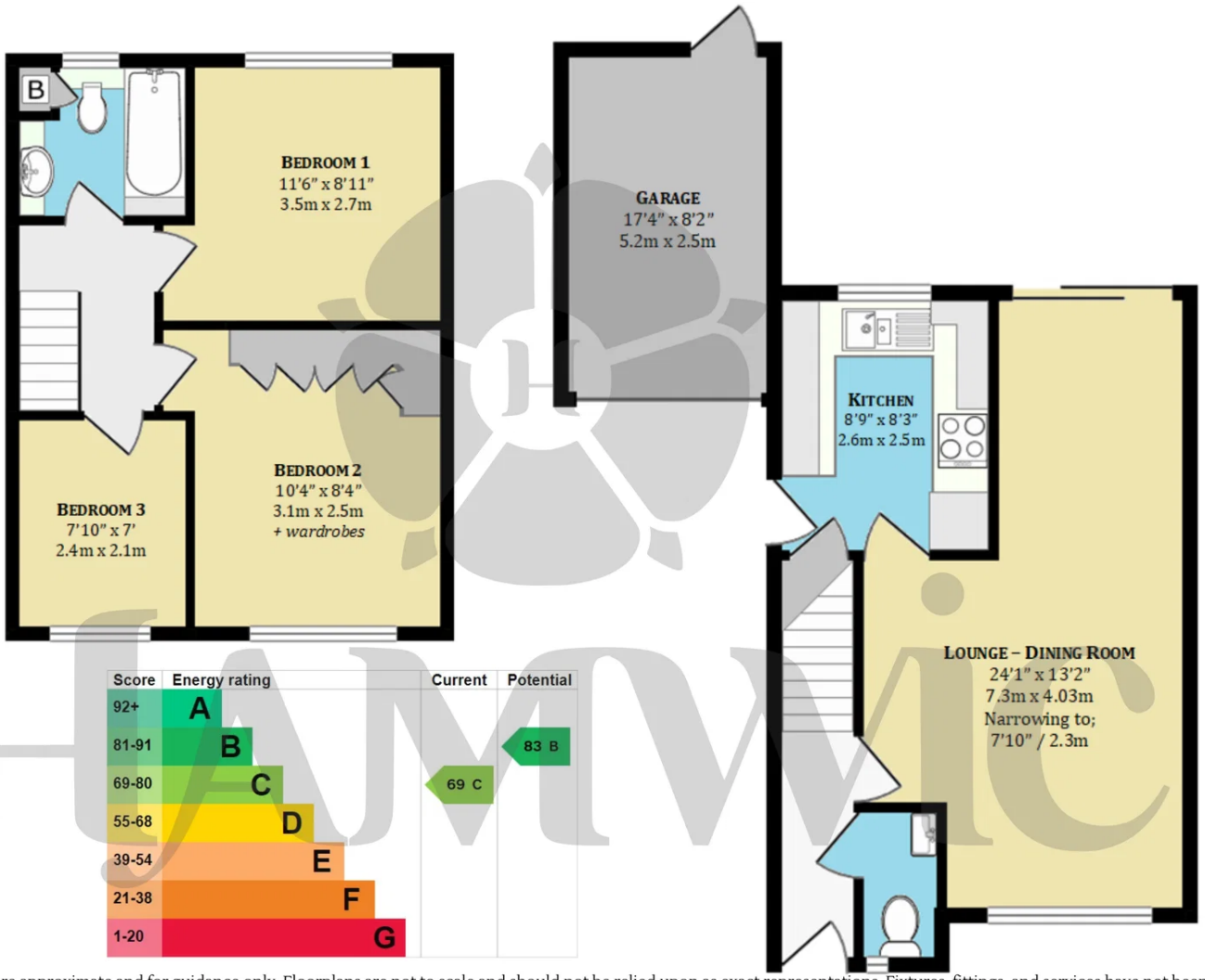
BEDROOM 2:
textured ceiling, double glazed window to the front aspect, range of built in wardrobes. Radiator and carpet fitted.

BEDROOM 3:
textured ceiling, double glazed window to the front aspect, radiator and carpet fitted.

BATHROOM:
smooth ceiling, obscure double glazed window to the rear aspect, 'Karndean' flooring, part tiled walls, enclosed bath with mixer shower and screen fitted above, low level WC, wash basin and door to airing cupboard housing gas combi boiler and storage. Extractor fan.

OUTSIDE - REAR GARDEN:
attractive and landscaped garden, which is enclosed with brick wall and timber fencing, patio area to the base of the property and continuing down the side, remainder laid to lawn with well maintained flower beds with a variety of bushes, flowers and trees. Personal door into the garage which has a remote up and over door to the front, pitched and tiled roof, power and lighting fitted.

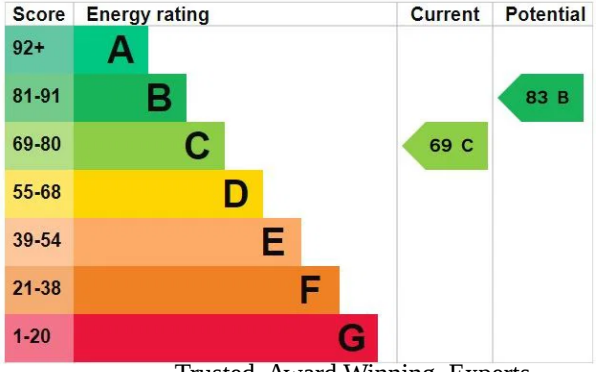
COUNCIL TAX BAND: D - NFDC
CONSTRUCTION: Brick
MAINS: Water, Drainage, Gas & Electric
HEATING: Gas Central Heating
MOBILE: All Major Providers
BROADBAND: Ultra-Fast available



All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.







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