

£415,000
Freehold

51 Columbus Drive, Sarisbury Green

Southampton, Hampshire SO31 7LZ





Quick View

3 Bedrooms	Carport
2 Living Room	2 Bathrooms
Terraced House	EPC Rating C
Driveway Parking	Council Tax Band D

Reasons to View

- With a newly fitted kitchen, the ground floor offers family-friendly accommodation with a cosy living room, an open-plan dining space and a very useful ground floor cloakroom.
- With three double bedrooms on the first floor and an en-suite shower room to the first bedroom, mean there will be no queues in the morning.
- If Sunday lunch out is on the agenda, The Orange Grove Hotel is just a short stroll away. Luckily, so is Holly Hill Leisure Centre, so you can burn it all off!
- The enclosed rear garden provides that all important outside space, to sit, relax, let the kids play, even enjoy a glass of something fizzy.
- With parking for up to two cars including an under croft, great access to the garden, or additional storage is readily available.
- The property is offered with no chain involved, making it an ideal purchase for anyone looking to make that immediate purchase.

Description

The front door opens into the reception hall with stairs, a door to the downstairs toilet with W.C. and pedestal wash hand basin. There is also a door to the living room, which is a cosy space and an open-plan walk through to the dining area with a tiled floor and French doors leading straight onto the garden. The newly fitted kitchen comprises shaker-style fronts with both ground floor and eye-level units, an inset electric hob with oven beneath and fume hood over. The dishwasher and washing machine will remain. You will also find an understairs storage cupboard, ideal to tuck away the coats and vacuum. The kitchen has a practical layout with work surfaces, cupboards and drawers under and matching eye-level units, an inset sink and space for a full-height fridge/freezer. There is a wall-mounted integrated gas-fired boiler.

On the first floor, the hallway accesses the loft space, you will also find the airing cupboard with a cylinder. Doors lead you into all three double bedrooms. The first bedroom has dual aspect windows and an en-suite with shower, W.C. and vanity basin. Bedrooms two and three are also doubles. The family bathroom comprises a white suite with panelled bath, wash hand basin and W.C.

Outside, the rear garden is mainly laid to lawn with a newly laid patio area and high-level wooden fence panel surround. Access to the side is via the under croft through the timber double gates. The under croft provides additional undercover parking or storage.

So, if you are looking for a chain free family home to make your own, this could well be the one for you. To arrange a visit, simply call Robinson Reade, where one of our friendly team members will be happy to show you over.

Other Information

There is an annual estate charge of £421, which covers maintenance of the communal green spaces, front gardens and front lower window cleaning.

Directions

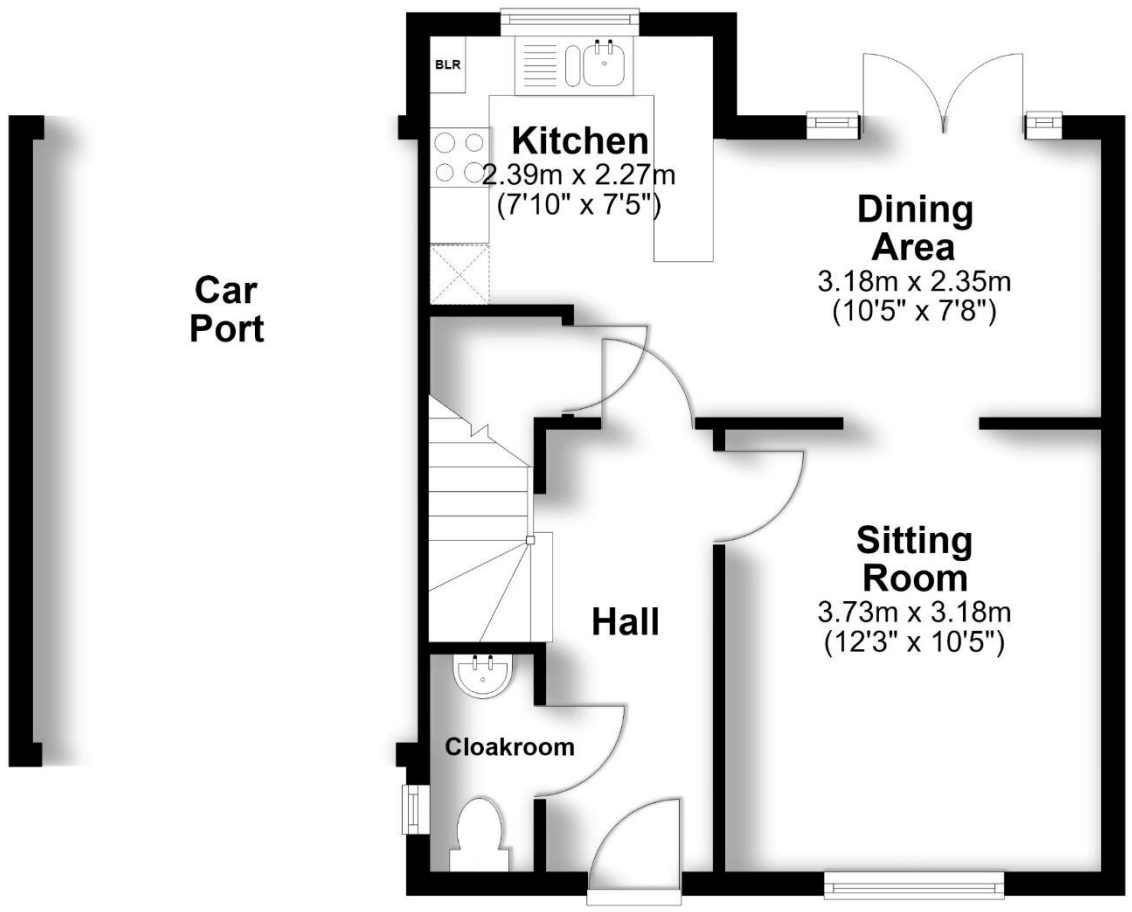
https://what3words.com/issuer.aimed.bashful

Columbus Drive, Sarisbury Green

Ground Floor

Main area: approx. 36.9 sq. metres (396.8 sq. feet)

Plus car port, approx. 16.6 sq. metres (178.2 sq. feet)

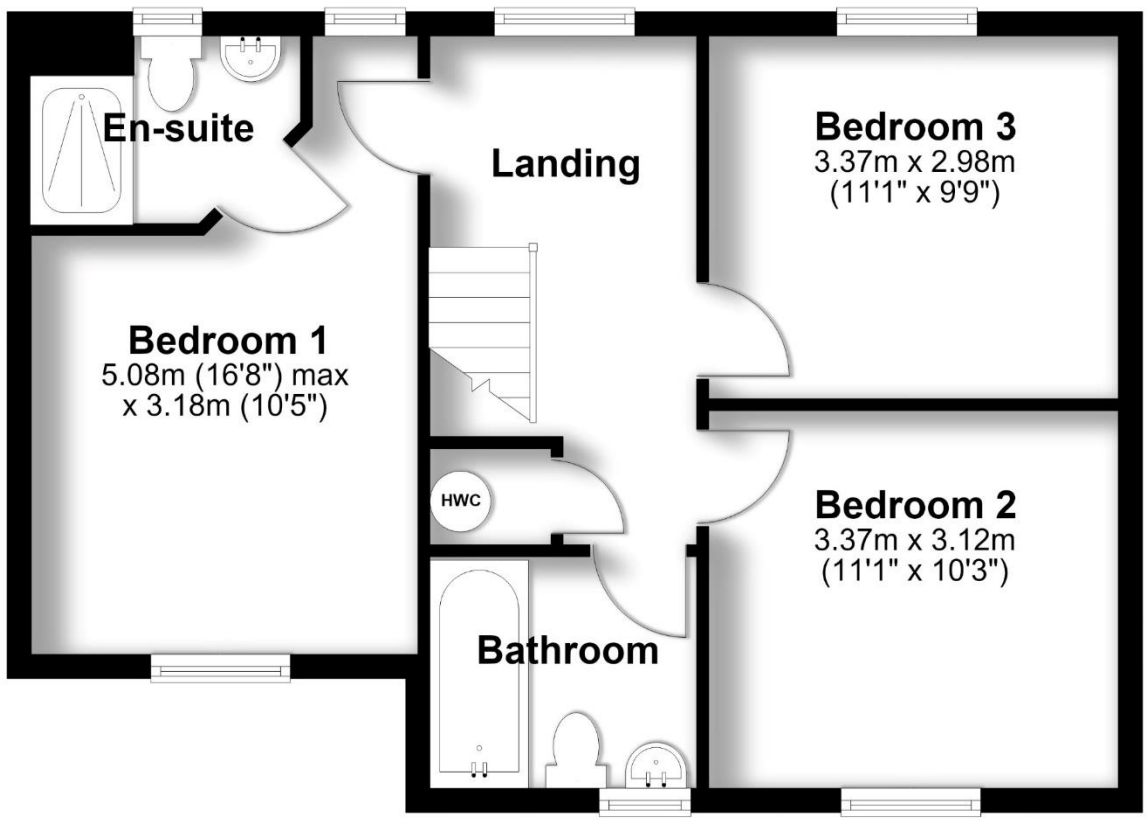


Main area: Approx. 88.1 sq. metres (948.7 sq. feet)

Plus car port, approx. 16.6 sq. metres (178.2 sq. feet)

First Floor

Approx. 51.3 sq. metres (551.9 sq. feet)



Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £36 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152













Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
Email us sales@robinsonreade.co.uk **Visit us** www.robinsonreade.co.uk
Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast