

Richmond Close, Calmore, SO40

Southampton

£275,000

Property Type: Terraced House

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

Hamwic Independent Estate Agents are pleased to present for sale this 3-bedroom terraced house, ideally positioned within the popular Calmore residential area. This home represents an ideal opportunity for first-time buyers or investors, combining practicality, convenience, and low-maintenance living. The property benefits from two reception rooms, gas central heating, double glazed windows, and a landscaped rear garden with direct access to a garage in a nearby block.

- Three Bedroom Terraced House
- Two Reception Rooms
- Modern Fitted Bathroom
- Gas Central Heating
- Double Glazed Windows
- Landscaped Low Maintenance Rear Garden
- Garage In A Nearby Block (directly behind the property)
- Ideal For First Time Or Investment Buyers
- Convenient Access To Local Schools, Shops & Transport Links

***Location** - Richmond Close is a quiet residential cul-de-sac within Calmore, a well-established community close to Totton Town Centre, local schools, and transport links. The area provides excellent access to the A36 and M27, connecting easily to Southampton, Romsey, and the New Forest National Park. Nearby amenities include local parks, shops, and reputable primary and secondary schools, making it a desirable area for families and commuters alike.*

***Tenure:** Freehold / **Council Tax Band:** B*













Front / Entrance Porch
Set behind a low-maintenance, brick-set frontage with timber fencing to the boundaries, the property offers a neat and tidy approach. A front door opens into a useful entrance porch, providing shelving and hanging space for coats and shoes, with a further internal door leading into the main hallway.

Entrance Hall
The hallway features laminate flooring, staircase to the first floor, and cloak hanging space, opening through to the main living areas.

Living Room
A bright and welcoming space featuring a double glazed window to the front aspect, ornamental chimney breast, laminate flooring, and radiator. The room includes an under-stairs storage cupboard and TV point, with double doors opening through to the dining area.

Dining Room
Well-proportioned and ideal for family meals or entertaining, with laminate flooring, radiator, coved ceiling, and a double glazed window overlooking the rear garden. A connecting door leads through to the kitchen.

Kitchen
Fitted with a range of base and eye-level units, work surfaces, and stainless steel sink with drainer, integrated dishwasher and complemented by part-tiled splashbacks. There is space and plumbing for a cooker, washing machine, and fridge/freezer. A double glazed window and rear door provide plenty of natural light and access to the garden.

First Floor – Landing
Carpeted stairs rise to a landing with loft access and doors to all bedrooms and the family bathroom.

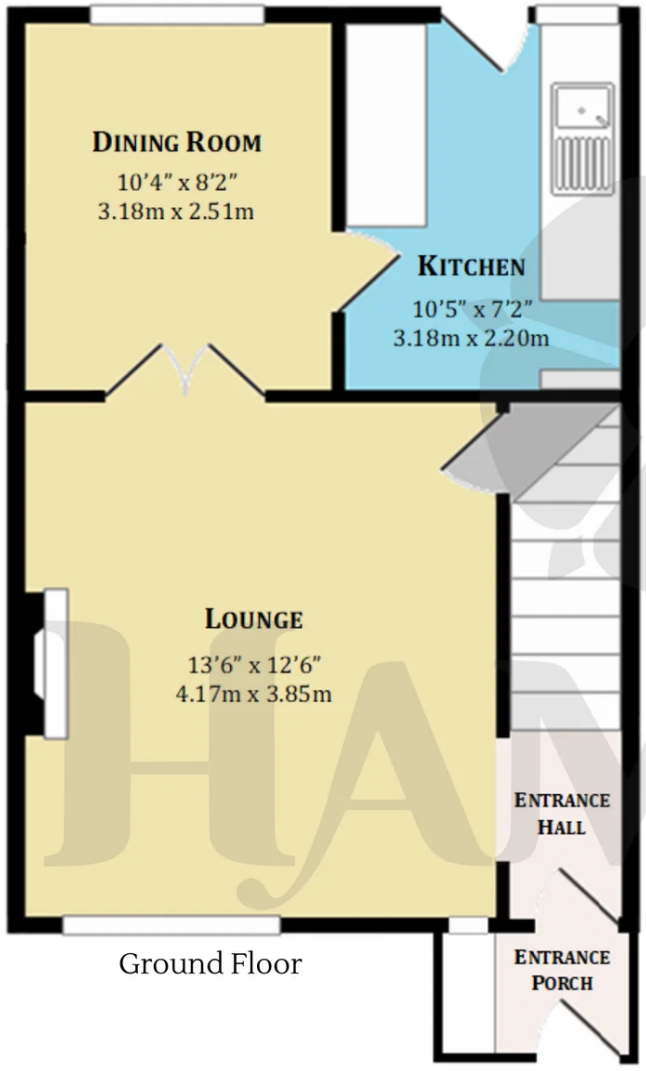
Bedroom One
A spacious double bedroom with double glazed window to the front, recess for wardrobe, radiator, and carpet flooring.

Bedroom Two
Located at the rear of the property, featuring a built-in cupboard housing the gas combi boiler, radiator, double glazed window, and textured ceiling.

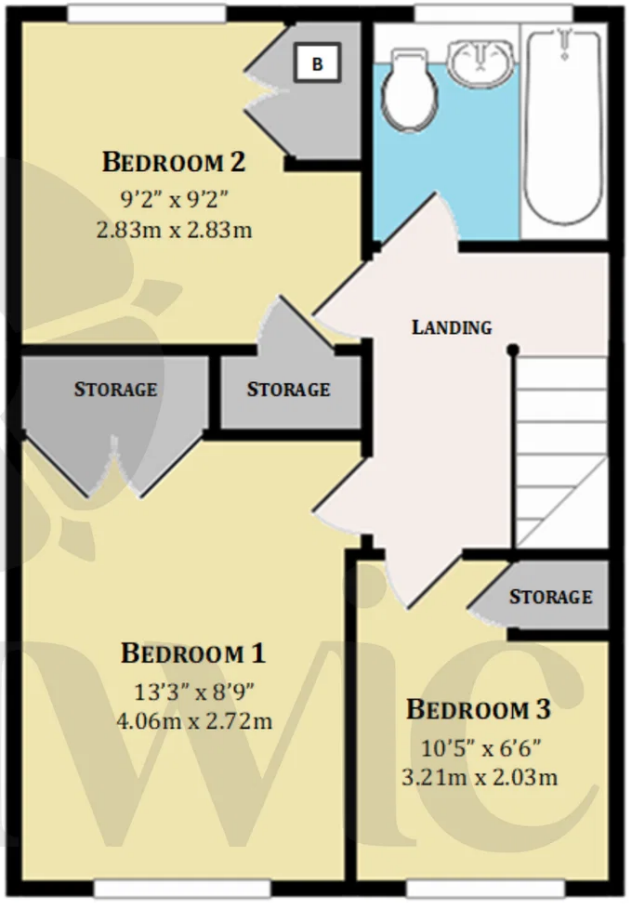
Bedroom Three
A good-sized single bedroom or ideal home office, offering a built-in single wardrobe, laminate flooring, radiator, and double glazed window to the front.

Family Bathroom
A modern refitted suite comprising an enclosed bath with mixer tap and shower attachment, vanity unit with inset wash basin, and low-level WC. Finished with part-tiled walls, laminate flooring, radiator, and obscure double glazed window to the rear aspect.

Rear Garden
Designed for low maintenance and year-round use, the rear garden is fully enclosed with timber fencing, featuring an artificial lawn area, paved patio seating space, and rear gate providing



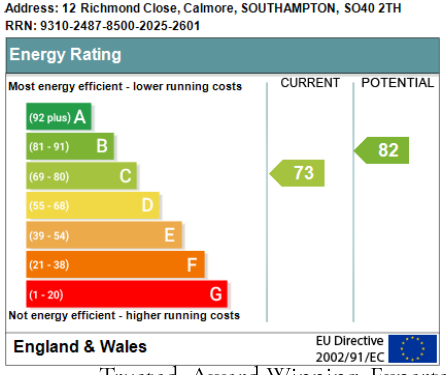
Ground Floor



1st Floor







Trusted. Award Winning. Experts.

Hamwic Estate Agents

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

02380 663999

enquiries@hamwicestateagents.co.uk

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