



Holly Hatch Road, Totton, Southampton, SO40 8TY
Southampton

£325,000

Property Type: Semi Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Hamwic Independent Estate Agents are pleased to offer this attractive and well-presented 3 bedroom semi-detached home, perfectly suited to first-time buyers. Situated in a popular and convenient area of Totton, the property features a spacious lounge/dining room, modern kitchen, fully glazed conservatory, and a south-facing rear garden. Additional benefits include gas central heating, double glazing throughout, and a garage located in a nearby block. An excellent opportunity to step onto the property ladder in a desirable location.

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| SEMI - DETACHED HOME | THREE BEDROOMS | SPACIOUS LOUNGE - DINING ROOM | MODERN KITCHEN | FULLY GLAZED CONSERVATORY | FAMILY BATHROOM | GARAGE IN A NEARBY BLOCK | SOUTH FACING REAR GARDEN | DOUBLE GLAZING | GAS CENTRAL HEATING | DESIRABLE LOCATION | IDEAL FOR FIRST TIME BUYERS |

Tenure: Freehold

Council Tax Band: C - NFDC





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Front - open to the front, mainly laid to lawn, side pedestrian access to the rear garden, gas meter location at the side, pathway leading to covered entrance with front door into;

Entrance Hall - textured ceiling, storage cupboard housing electric meter and fuse board, radiator, stairs to the 1st floor, laminate flooring and doors to;

Kitchen - textured ceiling, vinyl flooring and double glazed window to the front aspect. Work surfaces with units to the base level with further matching eye level units, gas boiler wall mounted to corner. Integrated gas hob, electric oven beneath and slim dishwasher, 1 ½ bowl sink unit, space and plumbing for washing machine and standing fridge/freezer.

Lounge - textured ceiling, double glazed window to the side aspect and double glazed sliding doors to the rear/conservatory, radiator x 2, door to understairs storage cupboard and carpet fitted.

Conservatory - brick base level with double glazed windows to the side and rear aspects, UV filtered double glazed roof with roller blinds fitted. Power and lighting fitted. Wall mounted electric radiator. and vinyl flooring.

1st Floor - double glazed window to the side aspect, airing cupboard housing water tank, carpet fitted, access to the loft (pull down ladder, part boarded and light fitted). Doors to;

Bedroom 1 - smooth ceiling, double glazed box bay window to the front aspect, radiator and carpet fitted.

Bedroom 2 - textured ceiling, double glazed window to the rear aspect, radiator and carpet fitted.

Bedroom 3 - textured ceiling, double glazed window to the rear aspect, radiator and carpet fitted.

Bathroom - textured ceiling, obscure double glazed window to the front aspect, low level WC, wash basin, enclosed bath with electric shower above, tiled flooring and radiator. Part tiled surrounds.

Rear Garden - stepping down from the conservatory, patio area to the side/base of the property, side access to the front, remainder laid to lawn and enclosed with timber fencing. Garden shed.

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Mains Electricity, Gas, Water and Drainage

Heating: Gas Central Heating

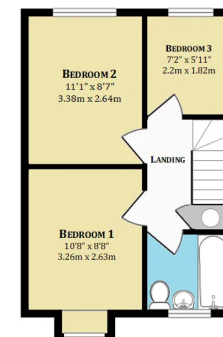
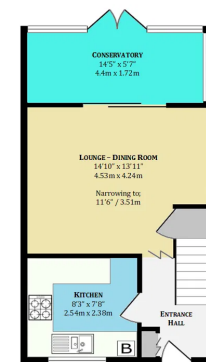
Construction: Brick elevations under a tiled roof

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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