



Calmore Crescent, Old Calmore
Southampton

£350,000

Property Type: Semi Detached House

Bedrooms: 3 | Bathrooms: 1

Hamwic Independent Estate Agents are delighted to offer this well-presented three-bedroom semi-detached home in popular Old Calmore. The property features a spacious dual-aspect lounge/dining room, modern rear aspect kitchen, three well-proportioned bedrooms and a modern family bathroom. Outside, there is generous off-road parking, useful side outbuildings and a substantial rear garden, offering excellent potential for future extension or reconfiguration, subject to the necessary consents.

- Well-Presented Three Bedroom Semi-Detached Home
- Excellent Extension Potential Subject To Consent
- Popular Old Calmore Location
- Dual-Aspect Lounge And Dining Room
- Modern Rear Aspect Kitchen
- Three Well-Proportioned Bedrooms
- Modern Family Bathroom
- Generous Off-Road Parking
- Substantial Rear Garden
- Useful Side Outbuildings

The property provides a practical and modern layout with a spacious entrance hall, dual-aspect lounge/dining room, contemporary rear aspect kitchen, three good-sized bedrooms and a modern family bathroom.

Further benefits include majority of the property has had replacement double glazed windows, gas central heating, generous off-road parking and a substantial rear garden.

Construction & Services

Brick Under Tiled Roof

Mains Water

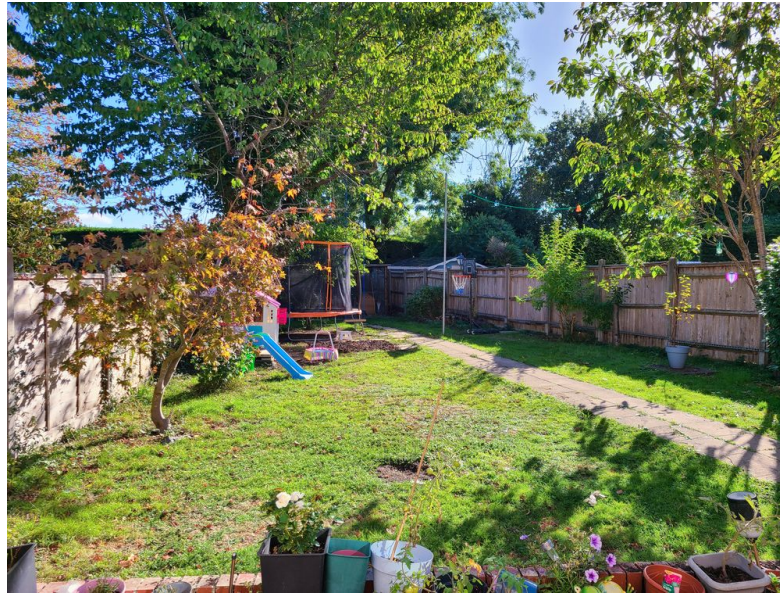
Mains Electric

Gas Central Heating

Double Glazed Windows

Council Tax Band B - New Forest District

Council





Ground Floor - The property is approached across a generous frontage providing ample off-road parking, with a gravelled section, lawned area and pathway leading towards the entrance.

To the side of the property are two useful outbuildings, along with access through to the rear garden.

The front door opens into a spacious entrance hall with stairs rising to the first floor and a useful recess beneath. Further features include a smooth ceiling and tiled flooring which flows through into the kitchen at the rear aspect. Doors leading to the lounge and kitchen.

The lounge/dining room is a particularly good-sized dual-aspect space, with a replacement double glazed window to the front and double glazed doors opening onto the rear garden.

The room is finished with engineered laminate flooring and benefits from radiators and a chimney breast, while the generous proportions provide plenty of room for both lounge furniture and a dining table towards the rear.

The kitchen is positioned at the rear and has been fitted with a modern range of base and eye-level units complemented by work surfaces and tiled flooring. Integrated appliances include a gas hob with vertically stacked oven and grill, while there is also space for a washing machine, dishwasher and freestanding fridge/freezer.

A double glazed rear aspect window and personal side door provide natural light and direct access outside, while a smooth ceiling with recessed downlighting completes the room.

First Floor - The first-floor landing benefits from a side aspect double glazed window and provides access to the loft and all bedrooms and bathroom.

Bedrooms One and Three are positioned at the front and both benefit from double glazed windows, fitted carpet and radiators.

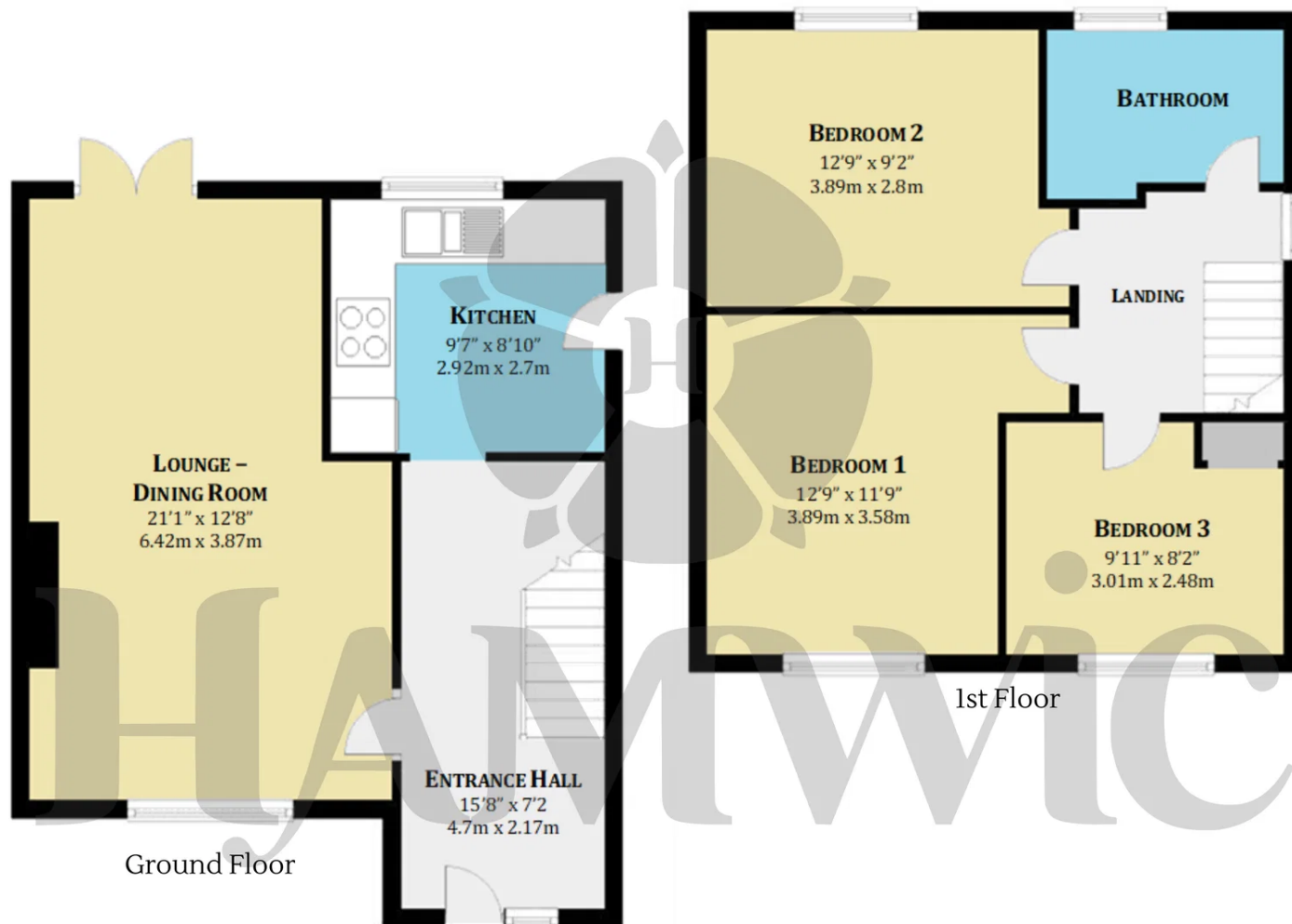
Bedroom Two is positioned at the rear and includes fitted carpet, radiator, smooth ceiling and a double glazed rear aspect window.

The family bathroom is fitted with a modern white suite comprising an enclosed panelled bath with mixer shower and fitted screen, low-level WC and wash hand basin, together with a heated towel rail.

Outside - The rear garden is a significant feature of the property and offers a generous amount of space. Immediately behind and to the side of the house is a broad patio and hardstanding area, creating a practical setting for outdoor seating, entertaining and storage.

Beyond this is a good size lawned section with established flower beds, mature shrubs, scattered planting and trees. The garden is particularly wide closest to the house before gradually tapering towards the rear boundary. An outside tap and external power points are also fitted.





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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/>

