



Olivers Close, West Totton, SO₄0 8FH
Southampton

£190,000

Property Type: Maisonette

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Immaculate one bedroom first floor maisonette in popular West Totton, benefiting from a private entrance, refitted kitchen, refitted bathroom, allocated parking and a separate private enclosed garden. Offered in turn-key condition and ideal for first time buyers or downsizers.

- Immaculate First Floor Maisonette
- Private Entrance
- Refitted Modern Kitchen
- Allocated Parking Space
- Separate Private Enclosed Garden
- Popular West Totton Location
- No Ground Rent / No Service Charges

This superb home is offered in genuine turn-key condition and would make an ideal purchase for first time buyers, downsizers, or buy-to-let investors seeking a stylish, low-maintenance property with the added bonus of allocated parking and a separate private garden. Beautifully improved by the current owner, the property benefits from a refitted modern kitchen, modern bathroom, double glazed windows, electric heating, and its own private entrance, all within easy reach of local amenities and transport links.

Location - Olivers Close is pleasantly situated within the ever-popular West Totton area, a location well regarded for its convenience and accessibility. The property is within easy reach of local shops, supermarkets, bus routes and everyday amenities, while Totton town centre, nearby leisure facilities and excellent road links towards Southampton, the New Forest and the M27 are all easily accessible.





Externally, the property enjoys the practicality of an allocated parking space, positioned conveniently within the communal parking area directly outside the front of the maisonette. A pathway to the side leads down to the property's separate private enclosed garden, while a private front door opens into an inner entrance hall, creating a strong sense of independence more akin to a house than a typical apartment.

The inner entrance hall provides a useful practical area with space for coats and shoes before stairs rise to the first floor landing. Once upstairs, the main hallway is attractively presented with fitted carpet, smooth ceiling, side aspect double glazed window, loft access, and an electric wall mounted radiator, with doors leading through to all principal accommodation.

The lounge-dining room is a particularly appealing and well-proportioned main living space, enjoying a bright and airy feel thanks to double glazed windows to both the side and rear aspects, allowing excellent natural light throughout the day. Finished with a smooth ceiling, fitted carpet and two electric wall mounted radiators, this room offers ample space for both seating and dining furniture. The room flows openly through into the kitchen.

The kitchen has been refitted in a modern style. Fitted with wooden effect work surfaces, units and drawers to the base level with matching eye level units, the kitchen also benefits from a sink unit, space for a fridge/freezer, space and plumbing for a washing machine, and integrated electric induction hob with microwave. Finished with laminate flooring and a smooth ceiling.

The bedroom is a generous double room. Features include a front aspect double glazed window, smooth ceiling, fitted carpet, electric wall mounted radiator, a useful storage cupboard over the stairwell, an additional double wardrobe, and an airing cupboard housing the hot water tank, all providing excellent built-in storage and practicality.

The bathroom comprising a refitted vanity unit with inset wash hand basin and low level WC, heated towel rail, tiled walls, tiled flooring and smooth ceiling. The overall finish is clean, contemporary and highly appealing.

A particularly valuable and unusual feature of this property is the separate private enclosed garden, which provides excellent outdoor space rarely found with properties of this type. Enclosed by timber fencing, the garden offers a paved seating area ideal for relaxing or entertaining, useful bin storage space, and a timber garden shed/workshop, creating additional flexibility for storage, hobbies or workspace.

Additional Information

Construction: Brick Under Tiled Roof

Utilities: Mains Water, Mains Electric

Heating: Electric Heating

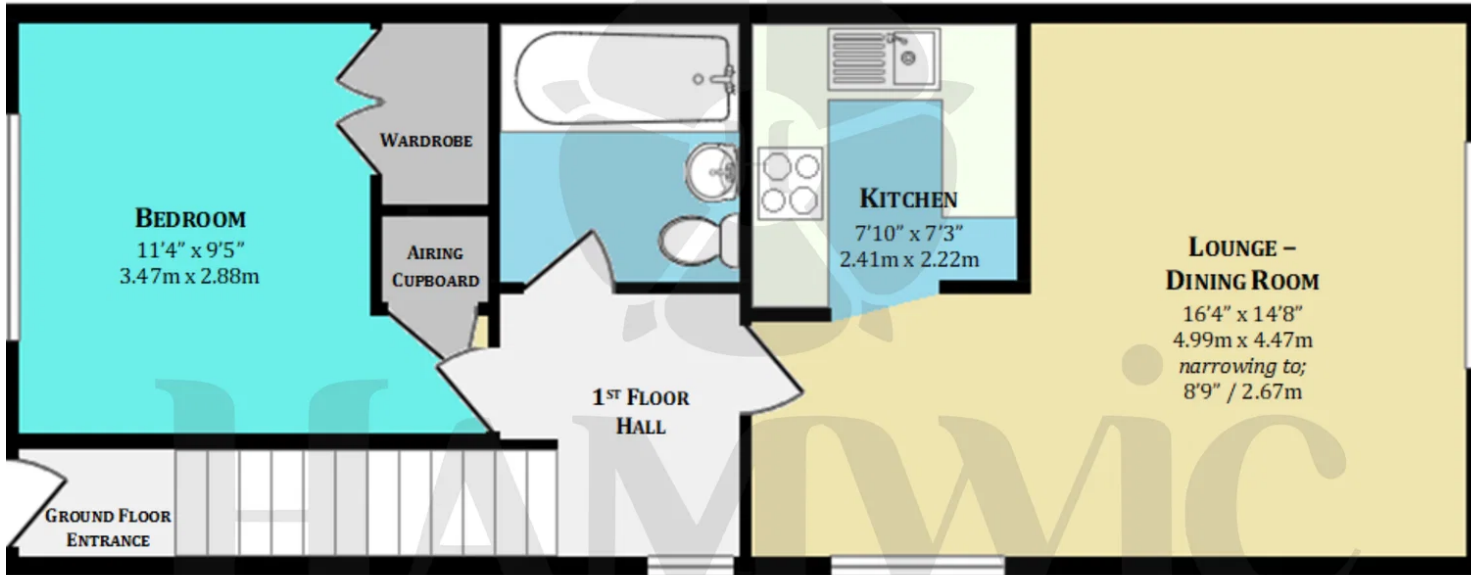
Council Tax Band: B

Local Authority: New Forest District Council

Tenure: Leasehold



TOTAL APPROX FLOOR AREA - 47sq m. / 506 sq ft.



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		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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