



8 Nathaniel Close, Sarisbury Green, Southampton, SO31 7NT

Asking Price £315,000



Nathaniel Close | Sarisbury Green  
Southampton | SO31 7NT  
Asking Price £315,000

W&W are pleased to offer for sale this well presented two double bedroom semi detached home offered with no chain ahead. The property boasts two bedrooms, lounge, modern kitchen/dining room, downstairs cloakroom, main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear garden & parking to the front for two vehicles.

Nathaniel Close ideally situated with schools, shops and amenities with in walking distance, Locks Heath Shopping Village is just half a mile away providing a variety of shops and eateries including Waitrose. Transport links are also easily accessed including A27, M27 & Swanwick train station. Excellent location for families, within walking distance of Sarisbury Green Infant and Junior Schools and in catchment for Brookfield Community School. The Orange Grove Hotel, a local favourite for food and drink, is just a short stroll.





Well presented two double bedroom semi detached home

No chain ahead

Dual aspect lounge

Dual aspect modern kitchen/dining room enjoying double doors opening out to the rear garden & built in understairs storage cupboard

Integrated appliances include oven, hob & fridge/freezer with space for additional appliances

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite & attractive wall tiling

Additional guest bedroom which is of a double size

Main bathroom comprising three piece white suite & attractive wall tiling

Rear garden majority laid to lawn with paved patio area & shed to remain

Driveway parking to the front for two vehicles with EV charging point to remain

Estate management charge approx. £300 PA

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

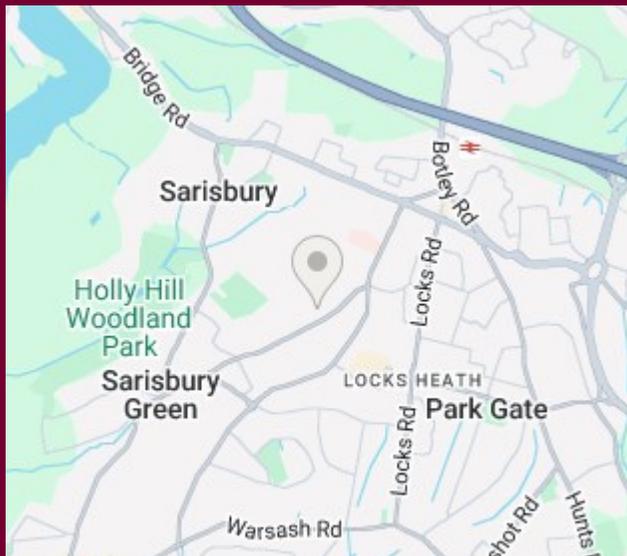
Sewerage - Mains

Heating - Gas central heating

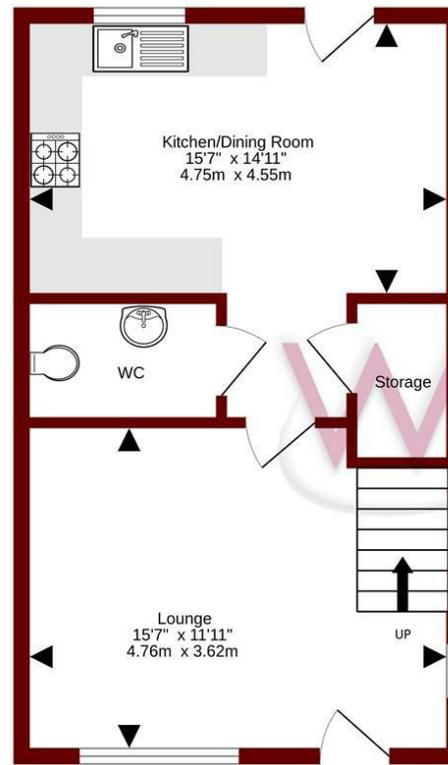
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

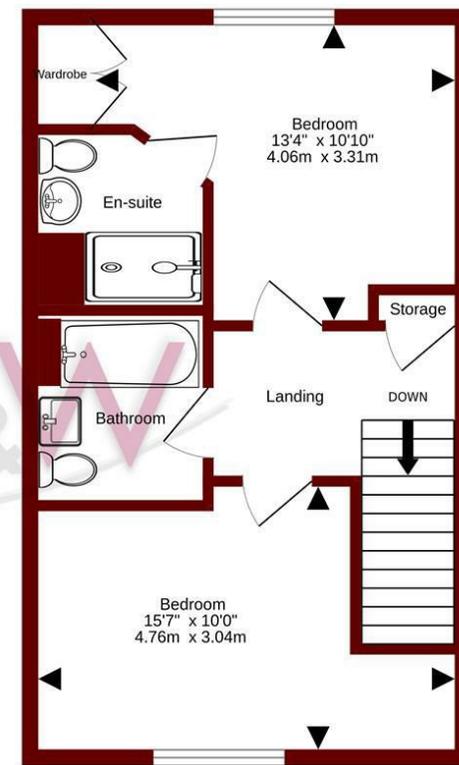
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor  
412 sq.ft. (38.3 sq.m.) approx.



1st Floor  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

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