



24 Blossom Close, Botley, Southampton, SO30 2FR

Asking Price £315,000



Blossom Close | Botley
Southampton | SO30 2FR
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W&W are delighted to offer for sale this well presented three bedroom terraced home offered with no chain ahead. The property boasts three bedrooms, lounge, kitchen, dining room, conservatory, main bathroom & en-suite shower room to the main bedroom. Outside, the property benefits from front/rear gardens, garage and parking.

Blossom Close is ideally situated, the property is within catchment for the ever popular Freegrounds Infant and Junior School which is one of many benefits of this property. With Botley village in close proximity, you'll never have to travel far to reach the range of local shops or restaurants that the village has to offer. The property is also conveniently positioned for those with a commute as it sits between junction 7 & 8 of the M27.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Well presented three bedroom terraced home

Offered with no chain ahead

Entrance hall enjoying built in understairs storage cupboard

Lounge with window to the front

Dining room with double doors opening into the conservatory

Kitchen enjoying wood effect worktops, attractive cabinets & space for appliances

Main bedroom benefitting from built in wardrobes & en-suite

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

Two additional bedrooms with one benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite & attractive wall tiling

Southerly facing rear landscaped garden enjoying paved patio areas perfect for alfresco dining, raised area laid to lawn & shrubbery

Garage with parking to front

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

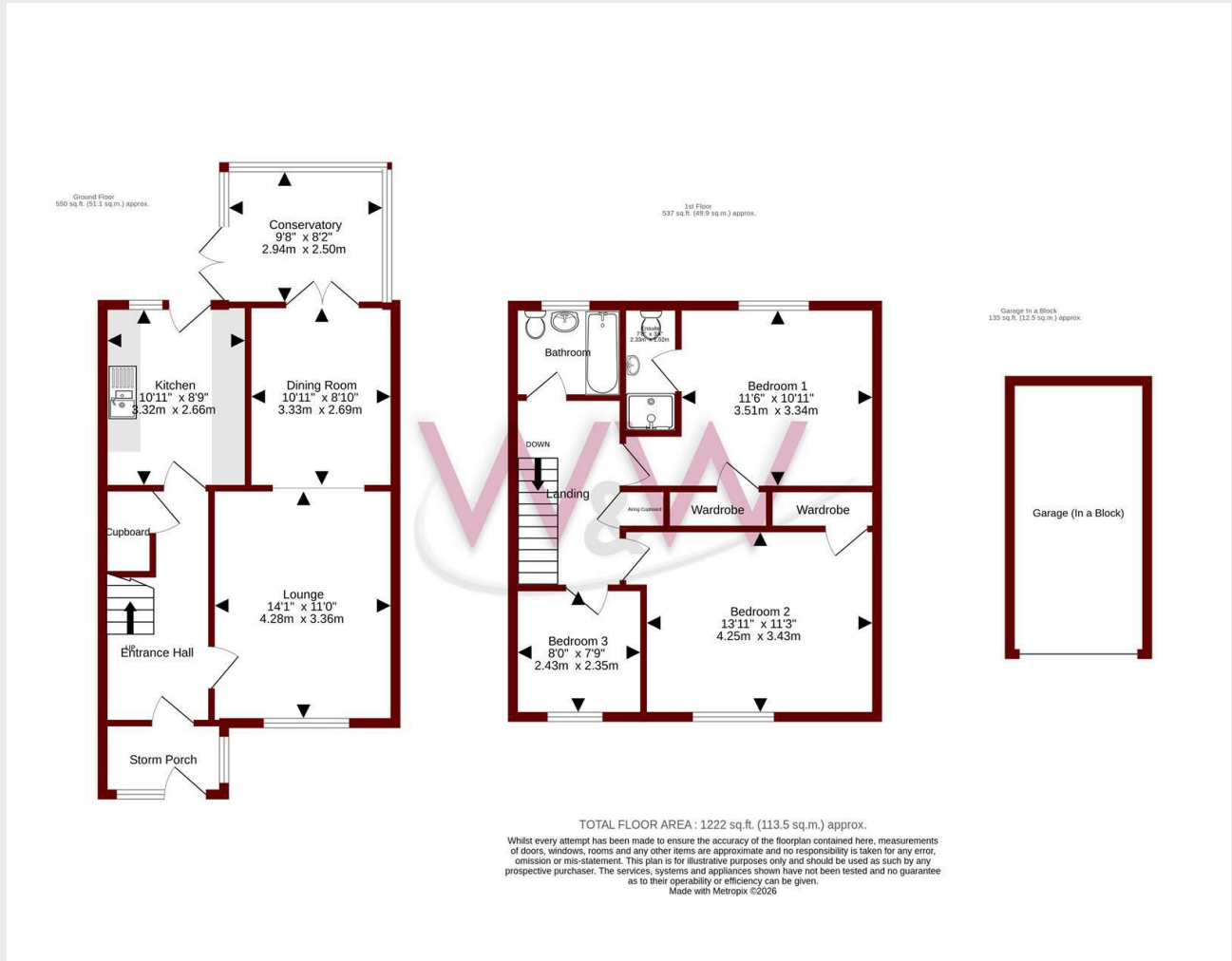
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

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/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(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 - TBC

Potential EPC Rating - TBC

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