



Testbourne Avenue, Central Totton, SO40  
Southampton

£250,000

Property Type: Maisonette

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

*Hamwic Independent Estate Agents are delighted to offer for sale this spacious two double bedroom ground floor flat, conveniently located within the heart of Totton. Benefits include a private rear garden, garage, driveway parking, gas central heating, double glazed windows, a long lease with approximately 935 years remaining, low ongoing charges and no forward chain. Ideally situated within walking distance of local shops, amenities and excellent transport links.*

- Spacious Ground Floor Flat
- Two Double Bedrooms
- Private Rear Garden
- Garage And Driveway Parking
- Long Lease Approximately 935 Years Remaining
- Low Ongoing Charges
- Gas Central Heating
- Double Glazed Windows
- No Forward Chain
- Central Totton Location

*Conveniently located within easy walking distance of local shops, supermarkets, a post office, public houses, regular bus services and excellent road links, this attractive home combines generous accommodation with an enviable central location.*

*An internal viewing is highly recommended.*

#### **Additional Information**

**Tenure:** Leasehold

**Lease Remaining:** Approximately 935 Years

**Construction:** Brick Under Tiled Roof

**Utilities:** Mains Water, Mains Electricity, Gas Central Heating

**Council Tax Band:** B





**Front** - The property is approached via an attractive enclosed front garden, bordered by low-level brick walling and fencing with a variety of mature shrubs, hedgerow and established planting creating a pleasant approach. A pathway leads to the entrance porch, whilst the adjoining driveway provides off-road parking and access to the single garage via an up-and-over door.

**Entrance Porch** - A practical entrance porch offering useful space for coats and shoes before opening into the main entrance hallway.

**Entrance Hall** - Spacious hallway benefiting from a useful storage cupboard, radiator and doors leading through to all principal accommodation.

**Lounge** - A generous reception room positioned to the rear of the property enjoying views across the private garden through a double glazed window. The room features a decorative chimney breast with exposed brick fireplace and hearth creating an attractive focal point, together with fitted carpet, textured ceiling and radiator.

**Kitchen** - Positioned to the rear of the property, the kitchen offers a practical layout fitted with work surfaces incorporating cupboards and drawers to the base level with matching eye-level units providing ample storage.

Further features include tiled flooring, part tiled walls, space for a freestanding cooker together with space for a base-level fridge and freezer. The wall-mounted gas combination boiler is also located within the kitchen. A double glazed window and glazed door provide direct access to the rear garden.

**Bedroom One** - A generous double bedroom positioned to the front aspect benefiting from a double glazed window, fitted carpet, radiator and textured ceiling.

**Bedroom Two** - A further well-proportioned double bedroom with double glazed front aspect window, fitted carpet, radiator and textured ceiling.

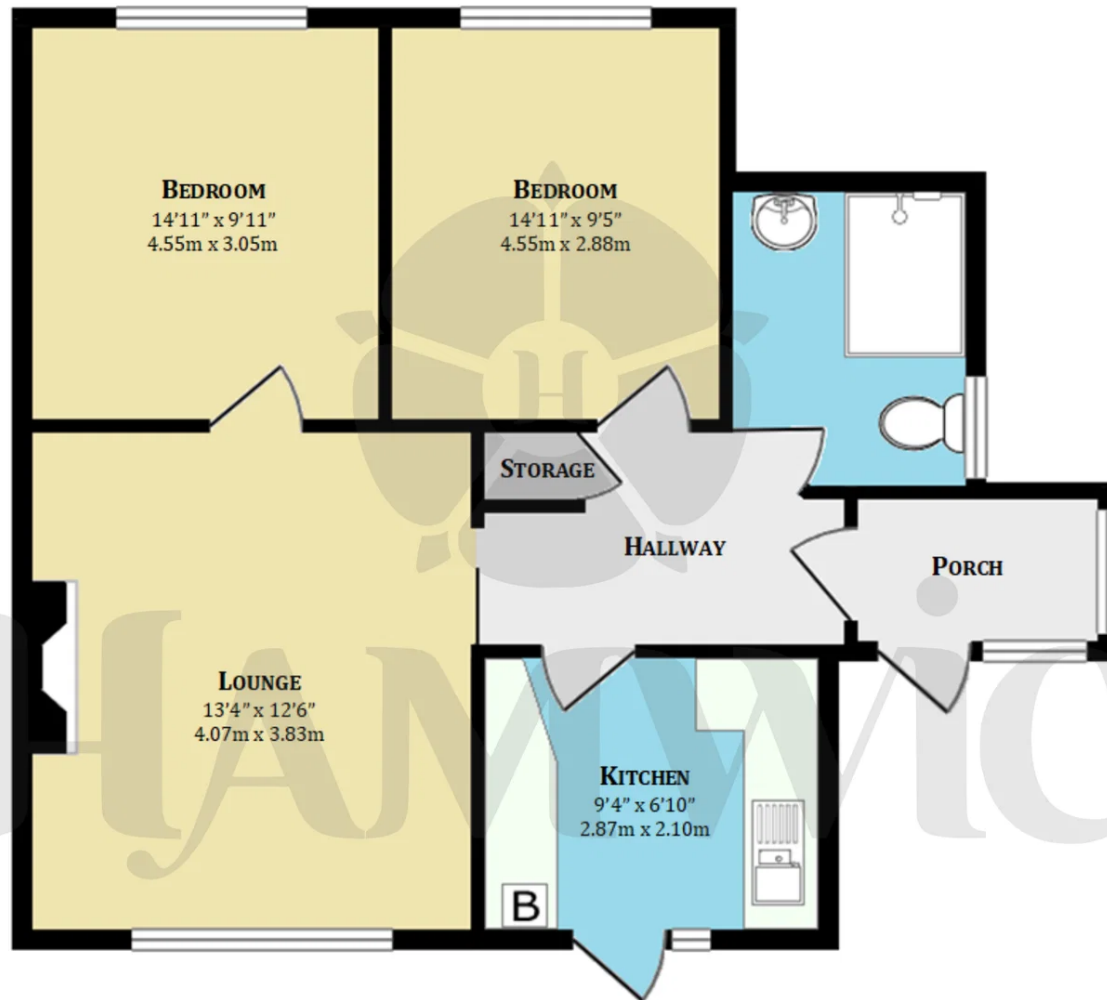
**Shower Room** - Comprising a fitted shower cubicle with mixer shower, low-level WC and wash hand basin. Tiled flooring, part tiled walls, radiator and obscure double glazed front aspect window.

**Outside / Rear Garden** - A particularly appealing feature of the property is the enclosed private rear garden. Immediately adjoining the property is a patio seating area, ideal for outdoor dining and entertaining, whilst the remainder is predominantly laid to lawn.

Further benefits include an outside tap, timber garden shed, pedestrian access to the garage and a side gate providing convenient access to the front of the property. The garden is enclosed by timber fencing, creating an excellent degree of privacy.

**Garage & Parking** - Single garage with up-and-over door together with private driveway providing valuable off-road parking.





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.



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