



Pickwick Close, Totton, Southampton, SO40 8QE  
Southampton

£340,000

Property Type: Semi Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

*Hamwic are delighted to present this spacious and well-presented 3 bedroom semi – detached home, situated in the desired area of West Totton. This inviting property boasts a spacious kitchen/breakfast room, a generous living room overlooking the landscaped rear garden. Additional benefits include off road parking, double glazing and gas central heating.*

Semi – Detached House | 3 Bedrooms | Kitchen – Breakfast Room | Spacious Lounge | Ground Floor WC | Double Glazed Windows | Gas Central Heating | Landscaped Rear Garden | Off Road Parking |

Agent Note; there is a management charge of approx. £32 p/mth.

Council Tax Band: C – New Forest District Council

Mains Electricity, Gas, Water and Drainage

Heating: Gas Central Heating

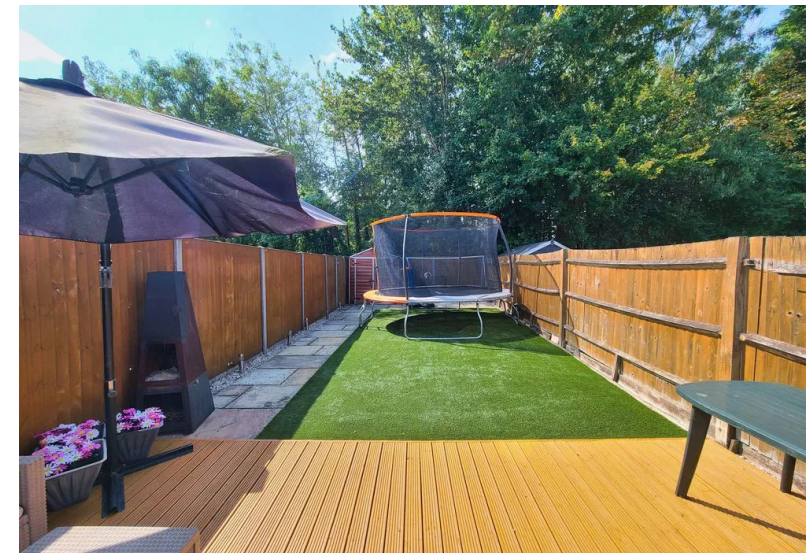
Construction: Brick elevations under a tiled roof

Broadband – Ultra-Fast broadband up to 1800 Mbps available. (Ofcom)

Disclaimer Property Details: Whilst believed to be accurate all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings.

Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate.





Front; open to the front, tarmacked driveway offering parking off road and front door into;

Hallway; smooth ceiling, stairs to the 1st floor with storage cupboards underneath, door to cloakroom housing low level WC, wash basin and radiator. Engineered laminate flooring throughout. Door into;

Kitchen – Breakfast Room; smooth ceiling, vinyl flooring, double glazed window to the front aspect and radiator. Work surfaces with units and drawers to the base level with further matching eye level units, integrated fridge/freezer, gas hob with oven beneath, sink unit and integrated dishwasher. Fuse board location. Gas combi boiler concealed to eye level unit.

Living Room; smooth ceiling, engineered laminate flooring, double glazed double doors to the rear/garden, radiator.

1st Floor; smooth ceiling, carpeted stairs and landing, storage cupboard and access to the loft. (ladder, part boarded and light fitted) Doors to;

Bedroom 1; smooth ceiling, double glazed window to rear aspect and radiator. Carpet fitted.

Bedroom 2; smooth ceiling, double glazed window to front aspect, radiator, carpet fitted and built in wardrobes.

Bedroom 3; smooth ceiling, double glazed window to rear aspect and radiator. Carpet fitted.

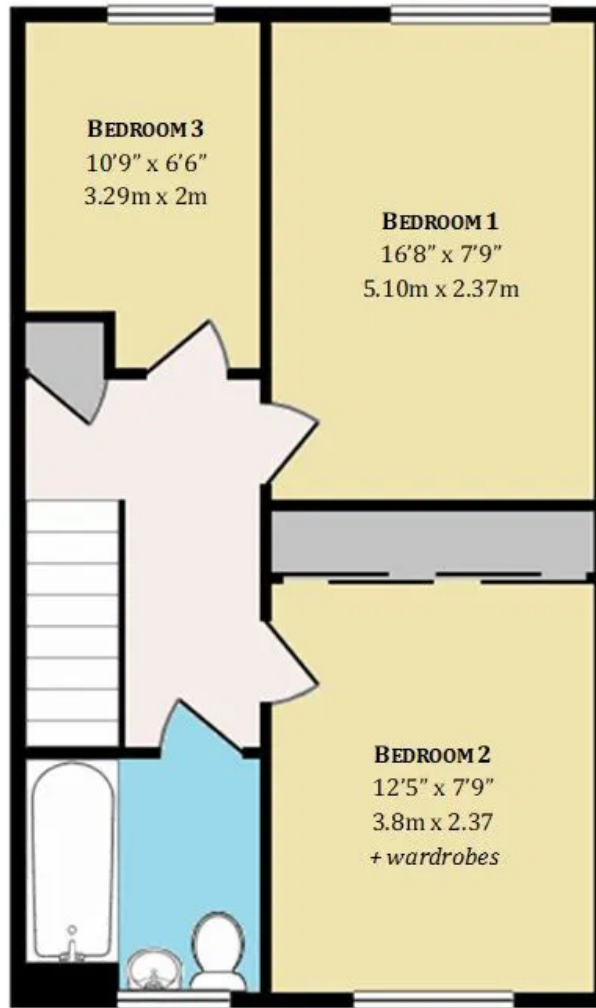
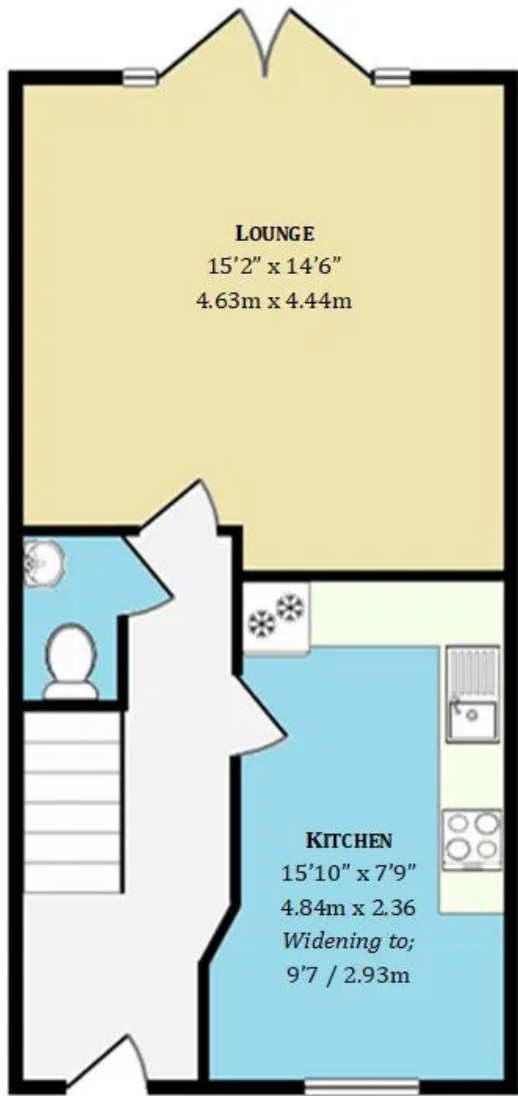
Bathroom; smooth ceiling, obscure double glazed window to front aspect, radiator, low-level W/C, wash basin, enclosed bath with mixer shower and screen fitted above. Part tiled surrounds. Laminate flooring.

Rear Garden; decking area to the base of the property, pathway to the rear of the garden with additional patio area. Garden shed. Remainder laid to artificial turf and enclosed with timber fencing. Pedestrian gate at the rear of the garden.

Disclaimer Property Details: Whilst believed to be accurate all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate.

**Tenure: Freehold / Council Tax Band: C**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Trusted. Award Winning. Experts.

## Hamwic Estate Agents

3 – 4 South Parade, Salisbury Road, Southampton SO40 3PY

02380 663999

enquiries@hamwicestateagents.co.uk

<https://www.hamwicestateagents.co.uk/>

