



Addison
ESTATE AGENTS



56 Warsash Road, Warsash, Southampton, SO31 9JA

£569,950 Freehold

VERSATILE THREE-BEDROOM DETACHED HOME WITH TWO GROUND-FLOOR BEDROOMS, GENEROUS LIVING ACCOMMODATION, LARGE DRIVEWAY, GARAGE AND LANDSCAPED GARDEN IN THE SOUGHT-AFTER WATERSIDE VILLAGE OF WARSASH.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Further Information

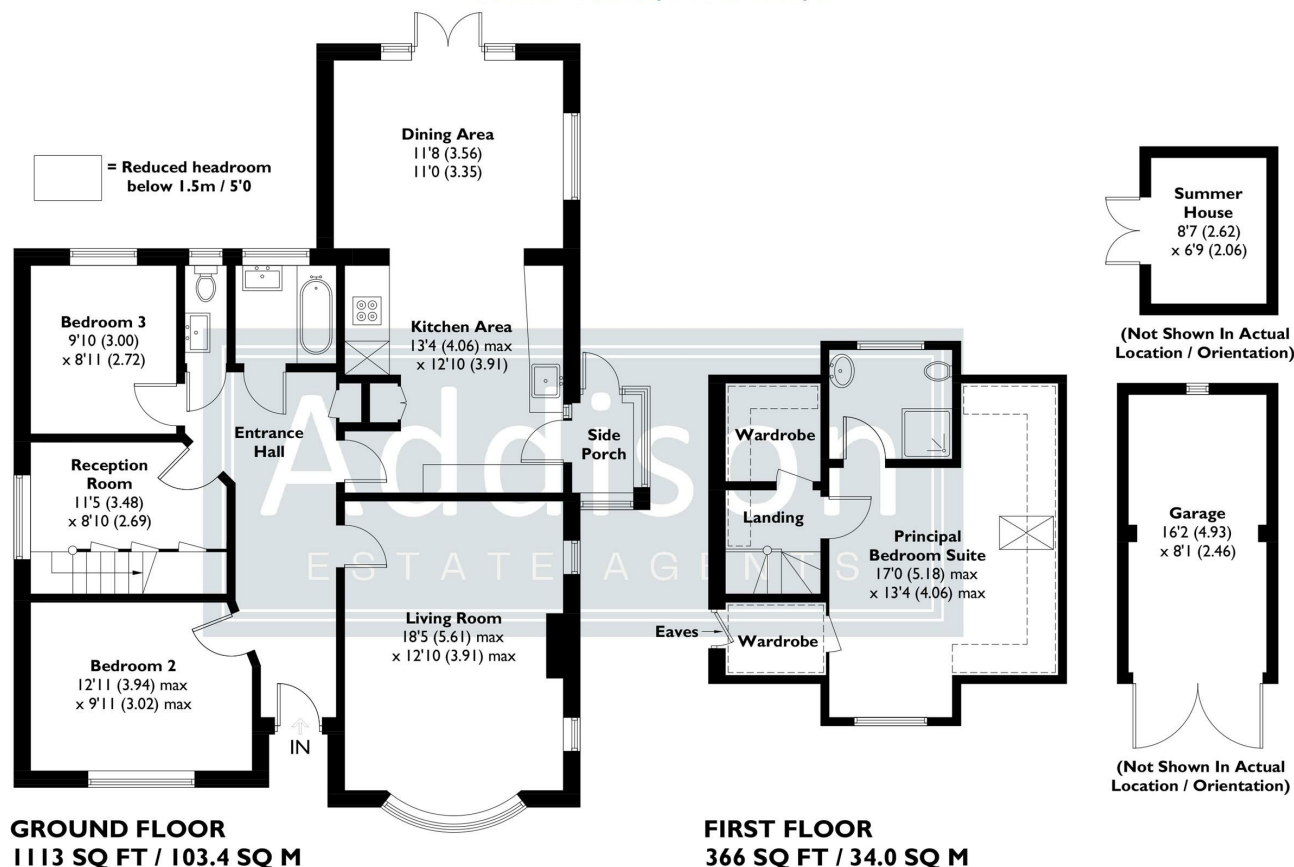
Council Tax Band:
E

Estate or Lease Charges if Applicable:





APPROXIMATE GROSS INTERNAL AREA = 1479 SQ FT / 137.4 SQ M
(INCLUDING EAVES)
OUTBUILDINGS = 187 SQ FT / 17.4 SQ M
TOTAL = 1666 SQ FT / 154.8 SQ M



- IMPRESSIVE THREE-BEDROOM DETACHED HOME
- HIGHLY VERSATILE ACCOMMODATION OVER TWO FLOORS
- TWO BEDROOMS LOCATED ON THE GROUND FLOOR
- FURTHER PRINCIPAL BEDROOM TO THE FIRST FLOOR
- LARGE OPEN-PLAN KITCHEN, FAMILY & DINING SPACE
- SPACIOUS LIVING ROOM AND BI-FOLDING DOORS
- LANDSCAPED REAR GARDEN WITH OUTDOOR ENTERTAINING SPACE
- LARGE DRIVEWAY WITH POTENTIAL TO ADD FURTHER GATES
- SINGLE GARAGE AND SECURE GATED PARKING
- SOUGHT-AFTER WATERSIDE VILLAGE LOCATION IN WARSASH

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1343219)
Produced for Addison Estate Agents

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.



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