



- Two Bedroom Terraced Home
- Modern Kitchen With Integrated Appliances
- En-Suite Shower Room To The Principal Bedroom
- Car Port With EV Charging Point And Lighting
- Close To Schools, Shops, Restaurants And Southwood Country Park
- Downstairs Cloakroom
- Spacious Living With French Doors Onto The Rear Garden
- Enclosed Low-Maintenance Rear Garden
- Still Benefiting From NHBC Warranty
- Near M3 North And Southbound Junction

Selbon Estate Agents are delighted to offer to the market this two bedroom terraced home, situated in the popular Southwood Mews development. The property was built by renowned builder Cala Homes in 2022 so still benefits from NHBC warranty.

The current school catchment areas include: Southwood Infant School, Guillemont Junior School and Cove School. For the commuter Farnborough mainline train station is under two miles distant and a wealth of local amenities are within easy reach.

On entering the property, you are welcomed into a hallway with stairs to the first floor with a storage cupboard below, whilst giving access to a modern downstairs cloakroom, kitchen/breakfast room and a 14ft. living room with patio doors onto the south west facing rear garden.

The front aspect contemporary kitchen/breakfast room benefits from a range of integrated appliances including a stainless steel sink with draining board, fridge freezer, dishwasher, washing machine, oven and a four burner gas hob with over head extractor fan.

To the first floor you'll find two double bedrooms, with the rear aspect principal bedroom benefitting from fitted wardrobes and an en-suite shower room, with shower cubicle, W.C., and wash basin. The first floor also features an additional storage cupboard off the landing and a bathroom suite which includes a bathtub with a wall mounted shower, toilet and wash basin.

Externally, the rear garden is mainly artificial lawn with a patio area ideal for al-fresco dining. There is also an access gate at the rear of the garden. This leads into a car park where you'll find additional visitor parking spaces.

To the side of the property there is a car port with lighting, EV charging point and bicycle storage container. The front of the home is enclosed by a metal gate with mature front garden.

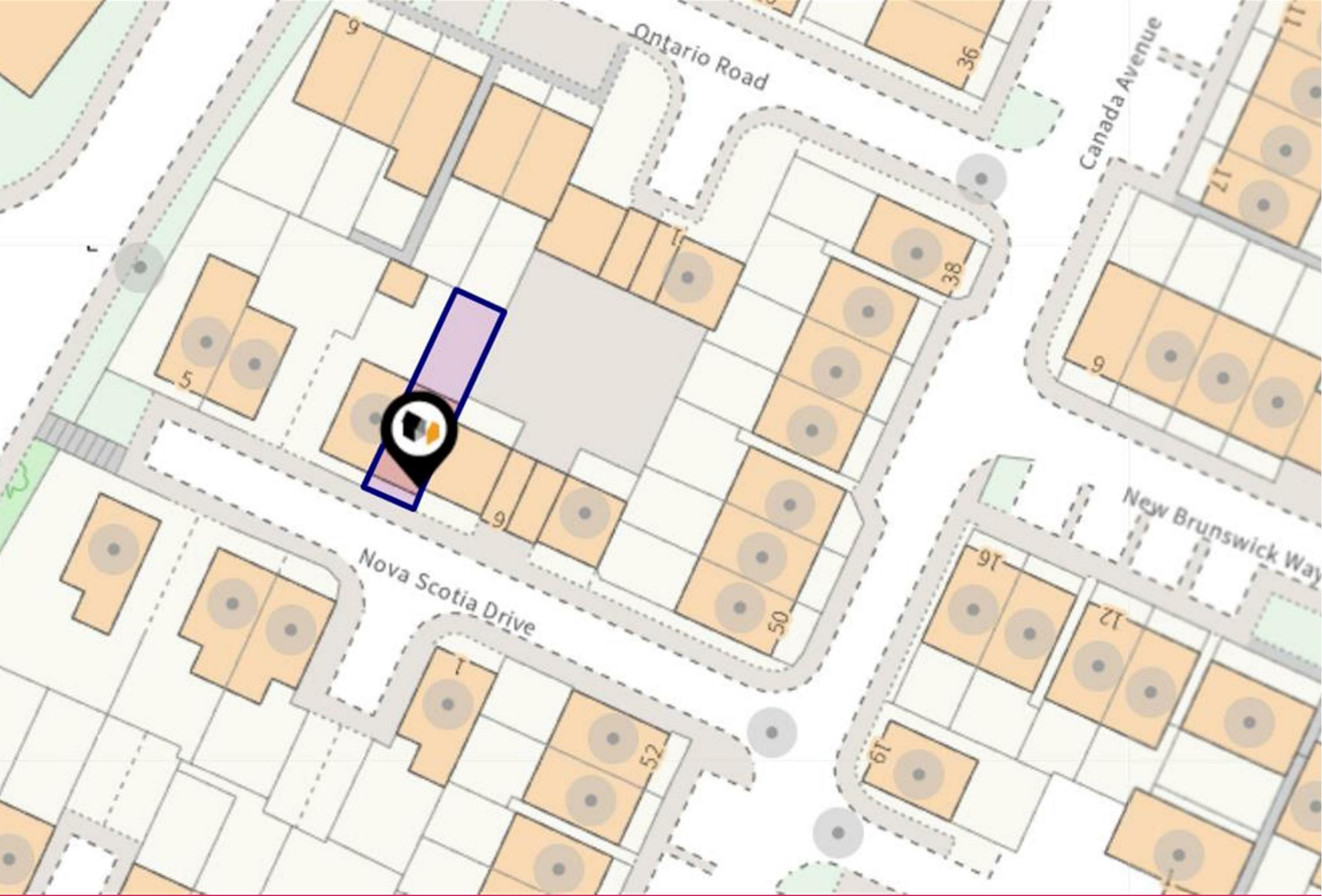
We are advised there is an annual development charge of £300 per annum. This should be checked by a solicitor.



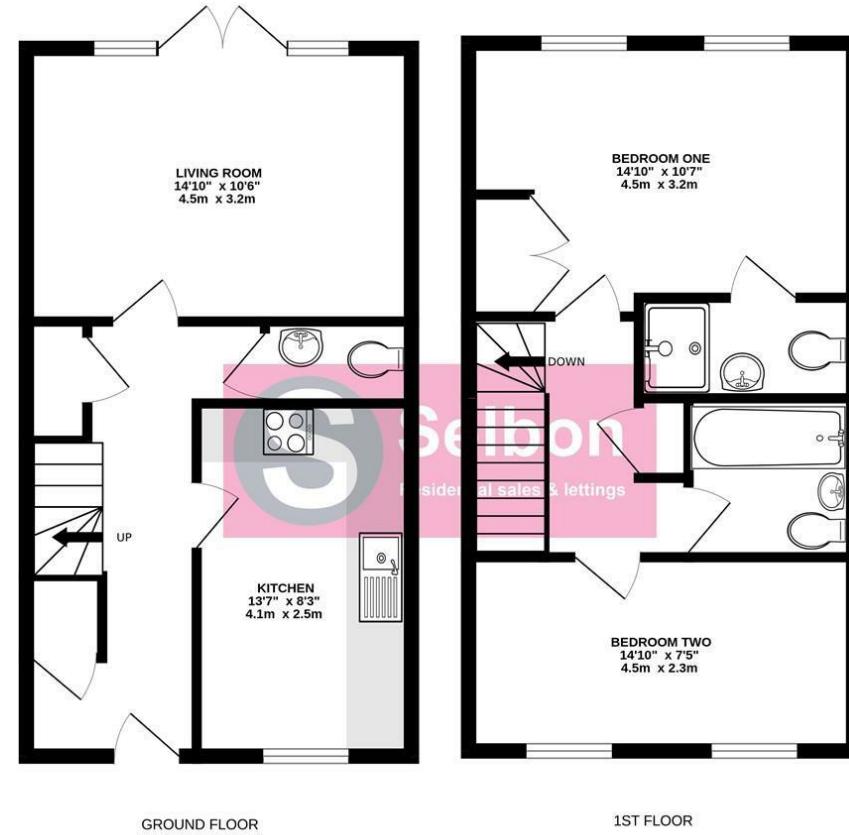






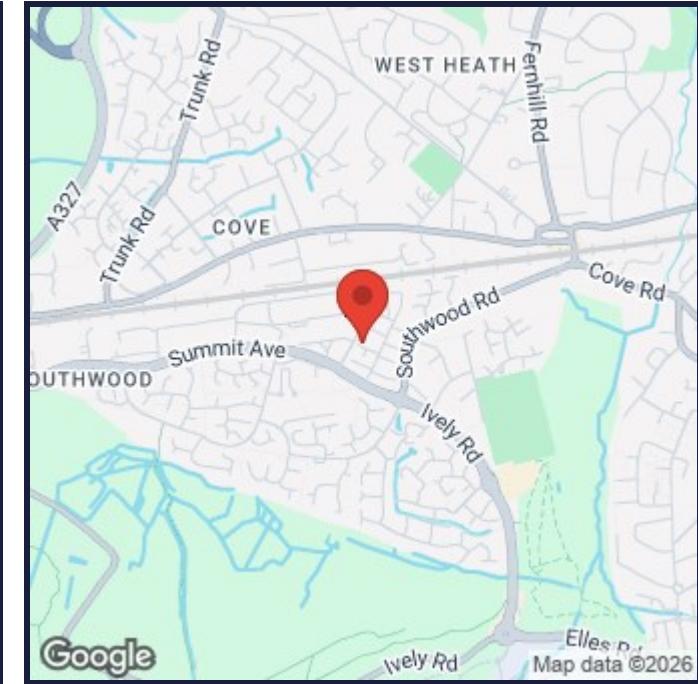


## Floor Plans

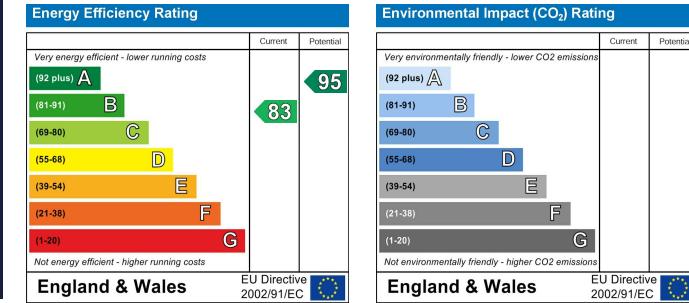


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## Area Map



## Energy Performance Graph



## Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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## Council Tax Band: C

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