



11 Argosy Close, Warsash, SO31 9BN

Asking Price £340,000



Argosy Close |  
Warsash | SO31 9BN  
Asking Price £340,000

W&W are pleased to offer for sale this well presented three bedroom link detached family home situated in a quiet cul de sac. The property boasts three bedrooms, lounge, kitchen/dining room, conservatory, cloakroom & main bathroom. The property also enjoys front & rear gardens, garage & driveway parking for multiple vehicles.

Argosy Close is a quiet cul de sac in the sought after village of Warsash. The stunning and picturesque village of 'Warsash' which sits on the corner of the River Hamble and Solent shoreline. It offers local amenities, stunning walks and has pubs and restaurants nearby. In neighbouring Locks Heath there are more extensive shopping facilities which includes a Waitrose, library and community centre. There are also good bus links nearby and a short drive to Junction 9 of the M27 providing links to Portsmouth, Southampton and beyond.





Well presented three bedroom link detached family home

Quiet cul de sac location

Lounge with understairs storage cupboard, centrepiece fireplace & built in understairs storage cupboard

Modern kitchen/dining room enjoying attractive wooden worktops, breakfast bar, integrated oven/hob with space/plumbing for additional appliances

Conservatory with double doors opening out to the rear garden

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobes

Two additional bedrooms with one benefitting from built in wardrobes

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

Landscaped rear garden enjoying paved patio, area laid to lawn with display shrubbery

Garage & driveway parking for multiple vehicles

AGENTS NOTE - The sellers are able to offer up to £2,000 towards the buyer's legal fees subject to terms and conditions

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

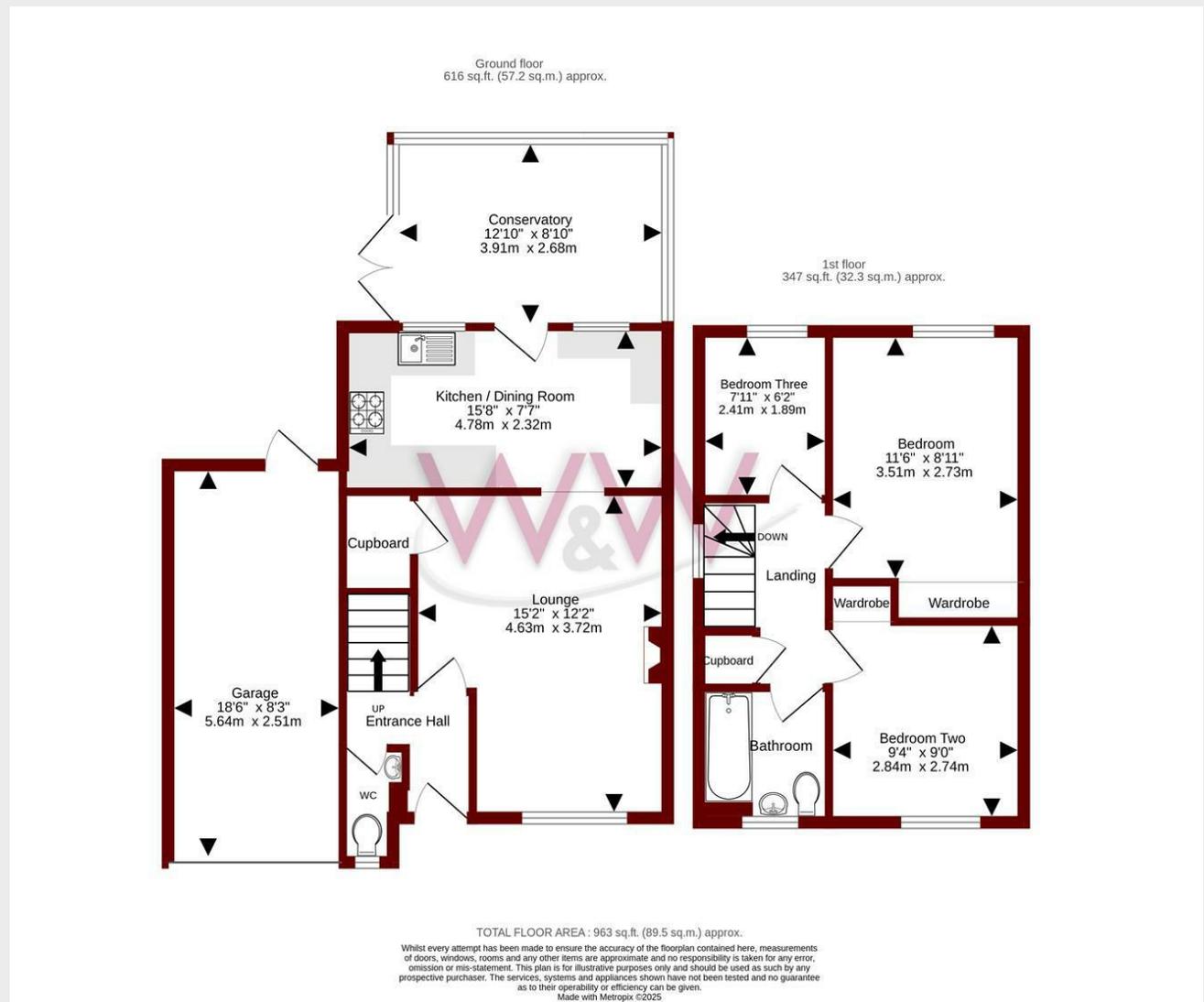
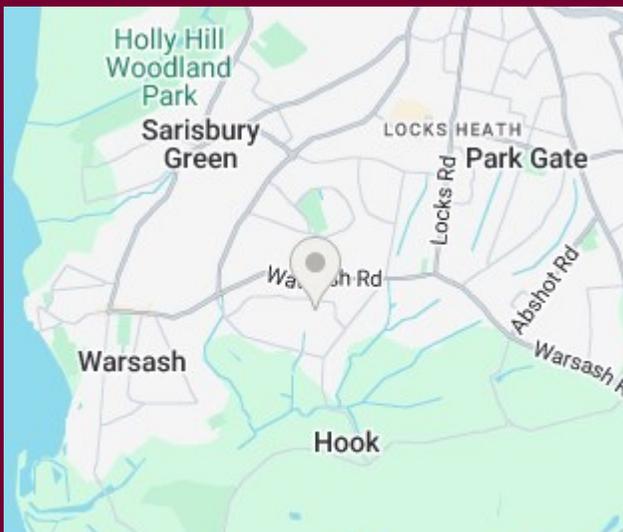
Sewerage - Mains

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		84
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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 - D

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

20e Bridge Road  
Park Gate  
Southampton  
Hampshire  
SO31 7GE  
01489 577990  
parkgate@walkerwaterer.co.uk  
www.walkerwaterer.co.uk