



Water Lane, Totton, SO40 3DG
Southampton

£220,000

Property Type: Detached Bungalow

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

We offer for sale this 2 bedroom detached bungalow, offered to CASH / INVESTMENT BUYERS ONLY due to its non-standard construction and unmortgageable status. Conveniently positioned within central Totton, benefits include a spacious lounge / dining room, modern kitchen, modern shower room, gas central heating, double glazed windows, off road parking, generous rear garden and useful workshop.

- Detached Bungalow
- Cash / Investment Buyers Only
- Non Standard Construction
- Approx. 1930's Build
- 2 Bedroom Accommodation
- Modern Fitted Kitchen
- Modern Shower Room
- Off Road Parking
- Generous Rear Garden With Workshop



Hamwic Independent Estate Agents offer for sale this 2 bedroom detached bungalow, situated in a convenient central Totton location and offered to CASH / INVESTMENT BUYERS ONLY due to its non-standard construction and unmortgageable status.

This 1930's built bungalow presents an increasingly rare opportunity for buyers seeking a detached home with off road parking and a generous rear garden. Benefits include a spacious lounge / dining room, modern fitted kitchen, modern shower room, gas central heating, double glazed windows, useful concrete workshop and an generous established rear garden. A property that will certainly appeal to cash buyers, investors, or those seeking a project with strong potential in a well-connected location.

Tenure: Freehold

Council Tax Band: A





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Accommodation

The property is approached via a practical frontage, with hardstanding providing off road parking and a paved pathway leading along the side of the bungalow through to the rear garden. The detached nature of the home is an immediate feature, offering a sense of privacy and independence that is rarely found within this price bracket.

The front door opens into the hallway, which provides access to the loft space, radiator, and doors through to the principal rooms.

The lounge / dining room is a particularly good size and serves as the main living area of the home. Positioned to the rear, this room enjoys a pleasant outlook over the garden via double glazed patio doors, with a further double glazed rear window helping to draw in natural light. There are 2 radiators and a feature fireplace with gas fire inset, creating a comfortable and functional living space with ample room for both seating and dining furniture. A door leads through to the kitchen.

The kitchen is fitted with a modern range of gloss white units and drawers to the base level, with further matching eye level units and contrasting work surfaces. There is a sink unit, space for a cooker, space and plumbing for both a washing machine and dishwasher, and additional space for a fridge / freezer. A double glazed side aspect window and side access door provide natural light and convenient external access, while laminate flooring completes the room.

Bedroom 1 is positioned to the front aspect and offers a comfortable double bedroom space, with double glazed window and radiator.

Bedroom 2, also positioned to the front, is another well-proportioned room, suitable as a second bedroom, guest room, or potential home office depending on a buyer's requirements.

The shower room has been modernised and is fitted with a low level WC, wash basin, enclosed walk-in shower cubicle, laminate flooring, and a mix of part tiled and waterproof wall boarding for practicality. A rear aspect double glazed window provides natural ventilation and light, whilst the wall mounted gas boiler is also positioned here.

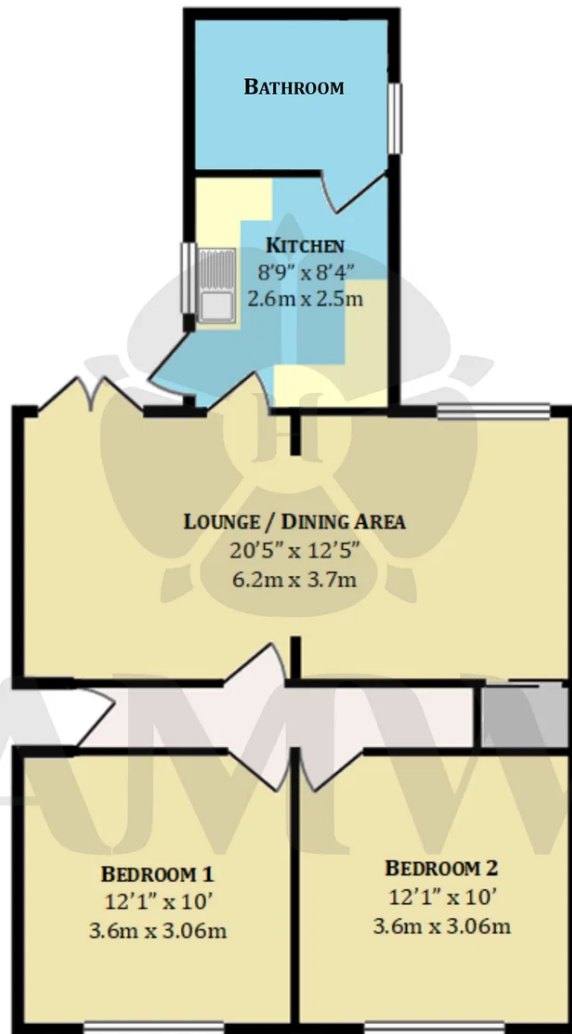
Outside

To the front, the property benefits from hardstanding providing off road parking, an outside tap, and side access leading through to the rear garden.

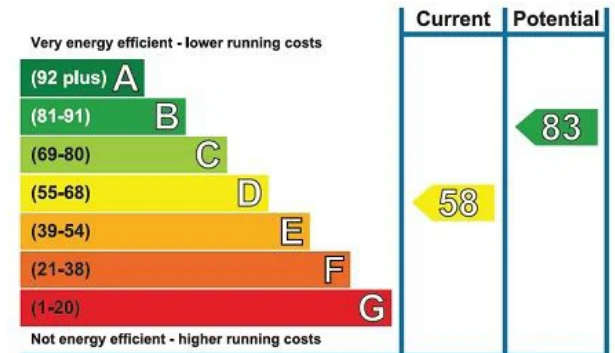
The rear garden is a particularly attractive feature of the property, being generous in size and nicely arranged to provide a blend of usable patio space, planting areas and useful outbuildings.

Immediately to the rear is a patio seating area, ideal for outdoor relaxation, with raised flower and





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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