



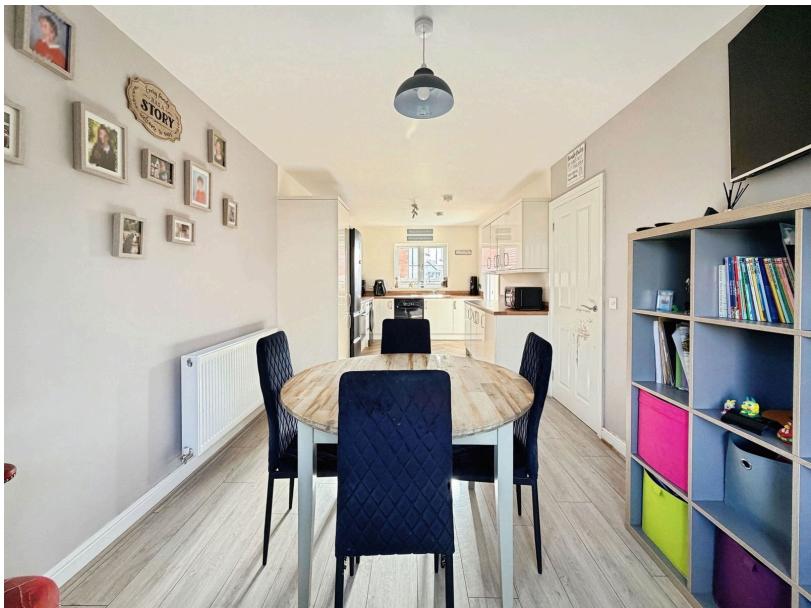
enfields

enfields Hythe  
5 Marsh Parade,  
Hythe, Southampton,  
Hampshire SO31 4AA  
023 8047 9110  
[www.enfields.co.uk](http://www.enfields.co.uk)

Woodway Road, Calmore, SO40

Fixed Price £185,500

 4  2  3



- 35% Shared Ownership £185,500
- Detached Family Home
- Driveway And Garage
- Spacious Living Room
- En-Suite To Master Bedroom
- 100% Ownership Price £530,000
- Four Double Bedrooms
- Large Kitchen/Diner
- South Facing Rear Garden
- Separate Study





Enfields are pleased to offer to the market this four double bedroom detached family home situated on a popular modern development in Calmore and available for sale on a shared ownership scheme for 35% ownership at £185,500.

This property offers spacious living accommodation throughout with the ground floor comprising of; entrance hall, W/c, study, large living room, open planned kitchen/dining room with integrated appliances and separate utility room.

To the first floor there are four double bedrooms including master bedroom with en-suite shower room and a separate family bathroom.

Externally, there is an enclosed south facing rear garden with access side access to both driveway and detached garage.

[www.enfields-southampton.co.uk](http://www.enfields-southampton.co.uk)

It is Enfields policy to respect any sole agency currently in force and we would not be able to commence marketing until this has expired or been terminated. If you fail to terminate any previous agreement you could be liable for two sets of fees. Enfields Hythe is a trading name of YTF LTD Registered office: 345 Shirley Road, Southampton, Hampshire, England, SO15 3JD. Company Registration No: 10459987. VAT Registration No: 281 2975 81.

Enfields Lettings - Embley Management LTD T/A Enfields. Registered Address: 345 Shirley Road, Southampton, Hampshire, England, SO15 3JD. Company Registration No: 14847604. VAT Registration No: 439 8546 45.



Total floor area: 143.5 sq.m. (1,544 sq.ft.)  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.co](http://www.Propertybox.co)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

