



Benbow Gardens, Calmore
Southampton

£300,000

Property Type: End of Terrace House

Bedrooms: | Bathrooms: | Receptions:
3 | 1 | 1

- Well-Presented Three Bedroom End Terrace Home
- Ideal First-Time Buyer Or Investment Opportunity
- Spacious Dual-Aspect Lounge And Dining Room
- Modern Fitted Kitchen
- Useful Rear Conservatory
- Three Well-Proportioned Bedrooms
- Built-In Bedroom Storage
- Low-Maintenance Rear Garden
- Powered Hobbies And Storage Room
- Garage Within Nearby Block

Hamwic Independent Estate Agents are delighted to offer for sale this well-presented three-bedroom end terrace home, positioned within the established Calmore residential area and offering a practical layout well suited to first-time buyers, young families or investors.

The property provides a generous dual-aspect lounge/dining room, modern fitted kitchen, conservatory with useful laundry facilities, three bedrooms and a family bathroom. Outside, the rear garden has been arranged for relatively low maintenance with extensive porcelain paving, while a separate hobbies/storage room provides additional flexibility. The property also benefits from a garage within a nearby block, gas central heating and double glazed windows.

Freehold / Council Tax Band C





The property is approached across a mainly lawned frontage with planted borders, mature shrubs and decorative stone, with a storm porch sheltering the main entrance. The welcoming hallway provides access to the ground floor and features engineered laminate flooring, radiator, smooth ceiling, understairs storage and stairs rising to the first floor.

The particularly spacious lounge/dining room enjoys a useful dual-aspect arrangement, with a double glazed front window and rear patio doors opening into the conservatory. Engineered laminate flooring continues throughout, while the generous proportions allow for defined sitting and dining areas, making this an ideal space for both everyday living and entertaining.

The conservatory provides valuable additional living space, with double glazed windows to the side and rear and double doors opening onto the garden. Built-in work surfaces create a useful laundry area with plumbing and space for a washing machine and tumble dryer, together with radiator, power, lighting and polycarbonate roof.

Positioned towards the rear, the kitchen is fitted with a modern range of base and eye-level units, ample work surfaces and tiled splashbacks. Integrated appliances include a gas hob with extractor, oven and fridge/freezer, with space for a dishwasher. A double glazed rear window and matching door provide plenty of natural light and direct garden access.

The first-floor landing provides access to all three bedrooms, the family bathroom and loft via a fitted ladder, while an airing cupboard houses the refitted gas combination boiler. Bedroom One is positioned at the front and benefits from built-in wardrobe storage, double glazed window, radiator, fitted carpet and smooth ceiling. Bedroom Two overlooks the rear and also benefits from built-in wardrobe storage, double glazed window, radiator and smooth ceiling. Bedroom Three is a useful single bedroom, nursery or home office, with built-in storage above the stairs, fitted carpet, radiator, double glazed window and smooth ceiling.

The family bathroom is fitted with a white suite comprising enclosed bath with electric shower over, low-level WC and wash hand basin, complemented by part-tiled walls, laminate flooring, radiator, smooth ceiling and obscure double glazed rear window.

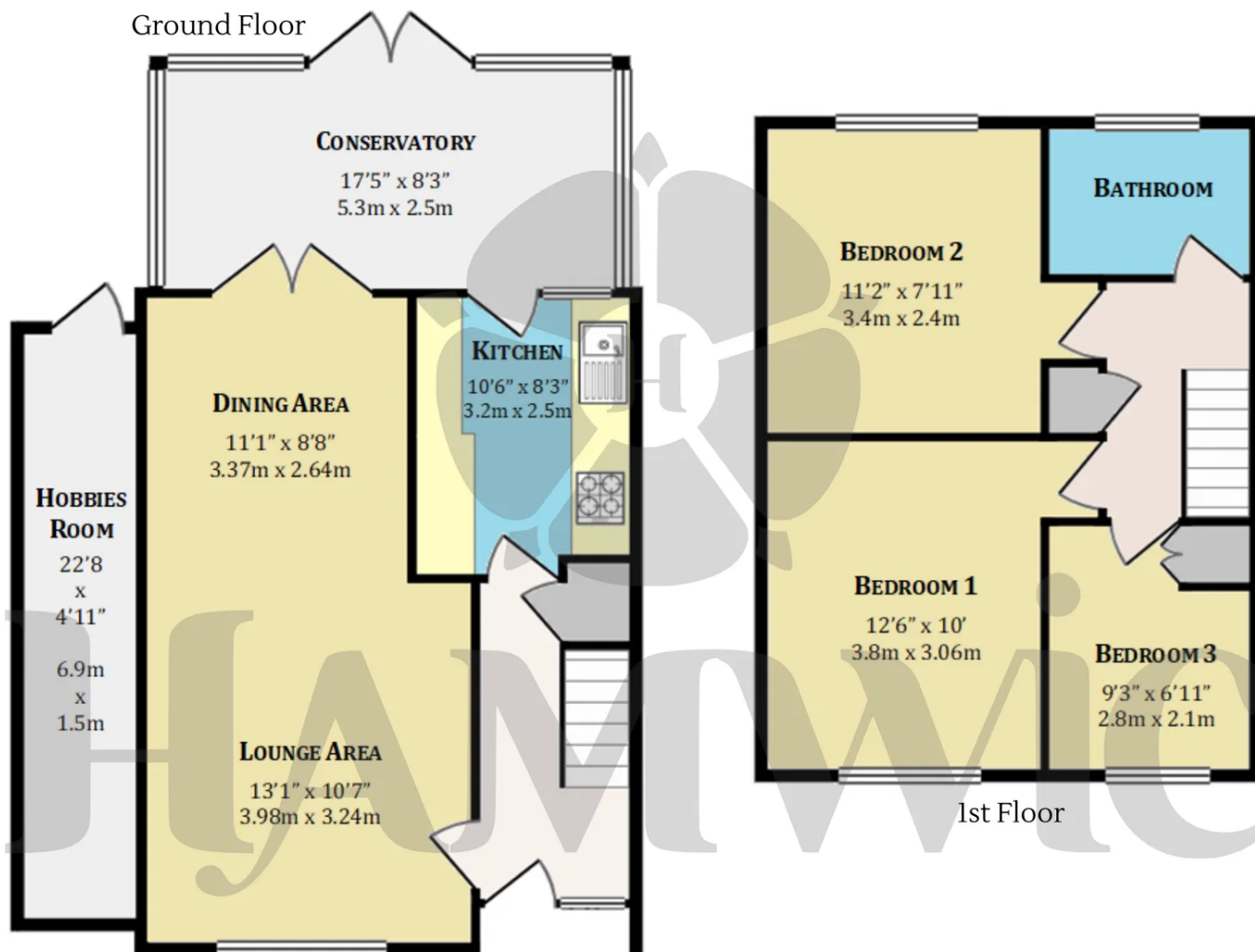
The low-maintenance rear garden is predominantly laid to an attractive porcelain paved patio, providing generous space for seating and entertaining, with a smaller lawned area adding greenery. Timber fencing encloses the garden and an outside tap is provided. A gate leads to a separate hobbies/storage room, which benefits from power and lighting and offers useful ancillary space for storage or hobbies.

The property also benefits from a garage within a nearby block, fitted with an up-and-over door and providing useful additional parking or storage.

The property is of brick construction beneath a tiled roof and benefits from mains water, mains electricity, gas central heating, a gas combination boiler and double glazed windows. Council Tax Band C. Freehold.

Benbow Gardens is situated within the established Calmore area of Totton, a popular residential location offering convenient access to local shops, schools and everyday amenities. Totton town centre is within easy reach, providing a wider range of supermarkets, cafés, services and leisure facilities, while local bus routes and nearby road connections provide straightforward access towards Southampton and the surrounding area.





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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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