


Addison

ESTATE AGENTS









40 Pegasus Close, Hamble, Southampton, SO31 4QZ

**£309,950 Freehold**

Offered for sale with NO FORWARD CHAIN, this well-presented THREE-BEDROOM LINK-DETACHED HOME is ideally positioned within a quiet cul-de-sac, conveniently located within easy reach of Hamble village centre.

The accommodation comprises a well-proportioned lounge and a kitchen/diner with French doors opening onto the enclosed rear garden. Upstairs, there are three bedrooms and a family bathroom.

The property is situated close to HAMBLE VILLAGE CENTRE, which offers a range of popular pubs, restaurants and shops, together with three marinas and a wonderful selection of waterside walks along the River Hamble.

The entrance lobby leads into the spacious lounge, which faces the front of the property. To the rear is the kitchen/diner, fitted with a range of wall and base units, an integrated under-counter fridge and separate freezer, plus space for additional appliances. There is a rear-facing window and French doors providing direct access to the garden.

Upstairs, the principal bedroom overlooks the rear garden and benefits from a built-in wardrobe. Bedroom two is front facing and also has a fitted wardrobe, whilst bedroom three is also positioned to the front. The family bathroom comprises a panel-enclosed bath with shower over, wash hand basin and WC.

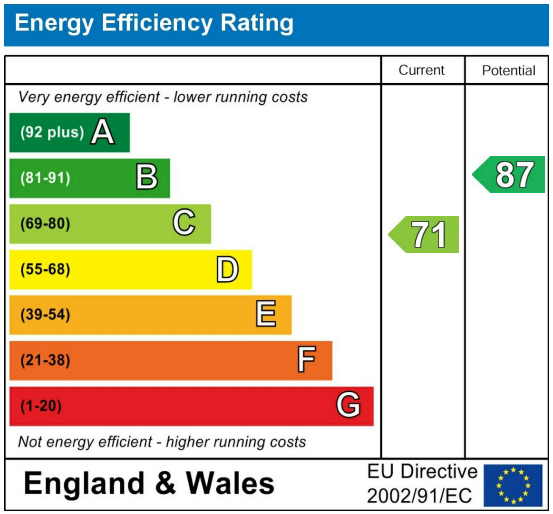
Outside, the property benefits from a lawned front garden, with access beneath the property leading to the SINGLE GARAGE and allocated parking space. The enclosed rear garden features a paved seating area, lawn, well-stocked borders and a useful storage shed.

A fantastic opportunity to purchase a THREE-BEDROOM HOME in a popular Hamble location, offering a quiet cul-de-sac setting, GARAGE AND PARKING, ENCLOSED REAR GARDEN and NO FORWARD CHAIN.







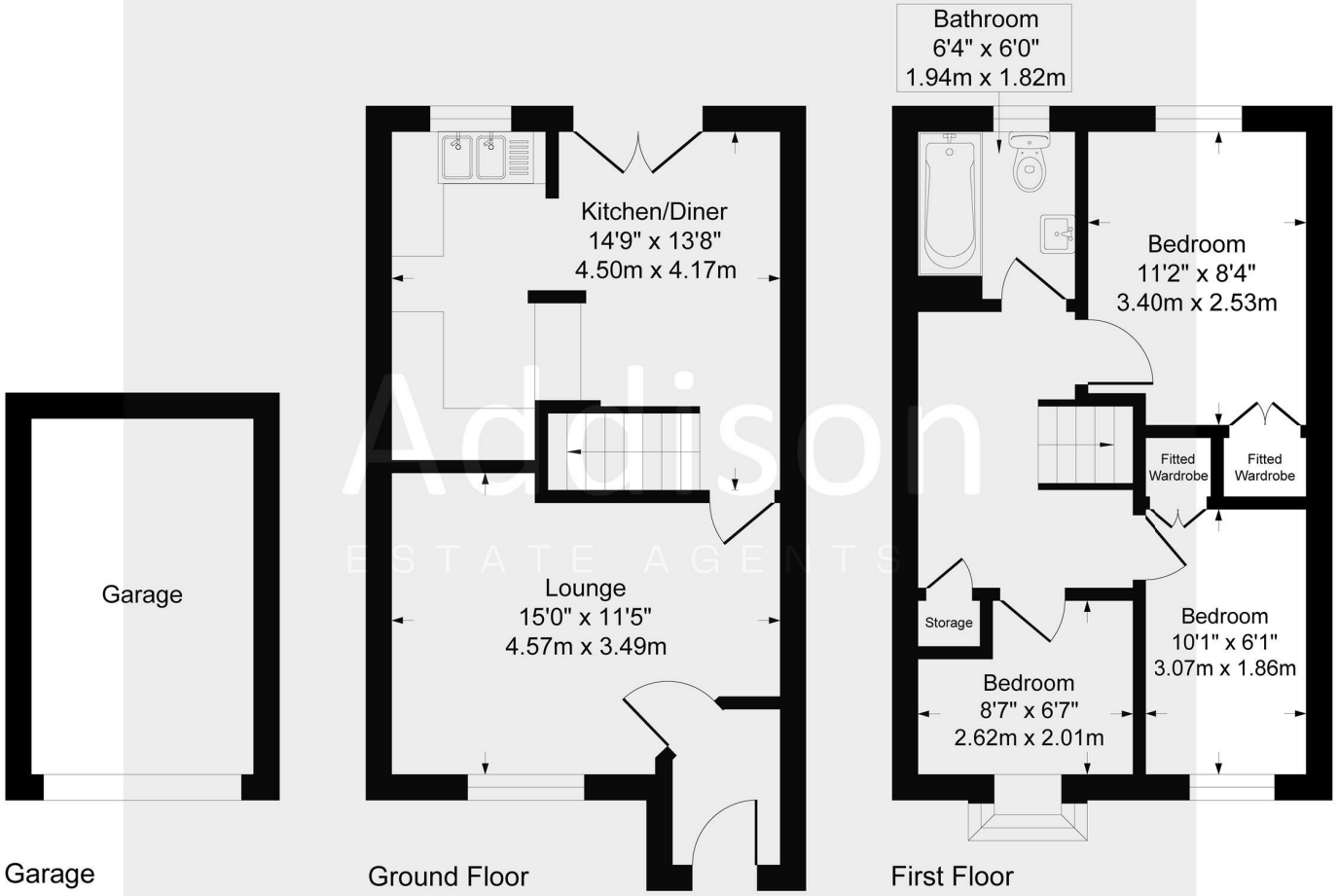



# Further Information

**Council Tax Band:**
**C**

**Estate or Lease Charges if Applicable:**

# Approximate Gross Internal Area
# 740 sq ft - 69 sq m




- THREE-BEDROOM LINK-DETACHED HOME
- NO FORWARD CHAIN
- QUIET CUL-DE-SAC LOCATION
- KITCHEN/DINER WITH FRENCH DOORS
- ENCLOSED REAR GARDEN
- SINGLE GARAGE & ALLOCATED PARKING
- PRINCIPAL BEDROOM WITH FITTED WARDROBE
- TWO FURTHER BEDROOMS & FAMILY BATHROOM
- WALKING DISTANCE TO HAMBLE VILLAGE CENTRE
- FREEHOLD | EPC C | EASTLEIGH COUNCIL TAX BAND C

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.


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