



Windermere Avenue, Southampton, SO16
Southampton

£275,000

Property Type: Terraced House

Bedrooms: | Bathrooms: | Receptions:
3 | 1 | 2

Hamwic Independent Estate Agents are pleased to offer this well-presented and spacious three bedroom terraced house, perfectly suited to first-time buyers.

Situated in a convenient area of Millbrook, the property benefits from two reception rooms, off road parking, rear aspect kitchen, generous rear garden. A viewing is highly recommended.



- THREE WELL PROPORTIONED BEDROOMS
- REAR ASPECT KITCHEN
- TWO RECEPTION ROOMS
- DOUBLE GLAZED WINDOWS
- CONVENIENT LOCATION
- IDEAL FOR FIRST TIME BUYERS
- OFF ROAD PARKING
- GENEROUS LANDSCAPED REAR GARDEN
- ELECTRIC HEATING

Tenure: Freehold

Council Tax Band: B – Southampton City

Mains Electricity, Water and Drainage

Heating: Electric Wall Heating

Construction: Brick elevations under a tiled roof

Broadband – Ultra-Fast broadband up to 1000 Mbps available. (Ofcom)





Front – open to the front and mainly laid to lawn, off road parking available, pathway to the side offering access to the rear garden. Covered entrance with front door into;

Entrance Hall – textured ceiling, stairs to the 1st floor with cupboard under, electric radiator and doors to;

Living Room – textured ceiling, double glazed window to the front aspect, feature stone fireplace and display plinths to both sides. Carpet fitted.

Kitchen – textured ceiling, herringbone style LVT flooring, double glazed window to the rear, personal door to the rear aspect/garden. Work surfaces with units to the base level with further matching eye level units, sink unit, space for base level white goods, and door to;

Dining Room – textured ceiling, double glazed window to the rear aspect, electric radiator and carpet fitted.

1st Floor – textured ceiling, access to the loft, electric radiator and doors to;

Bedroom 1 – textured ceiling, double glazed window to the front aspect and built in wardrobe. Carpet fitted.

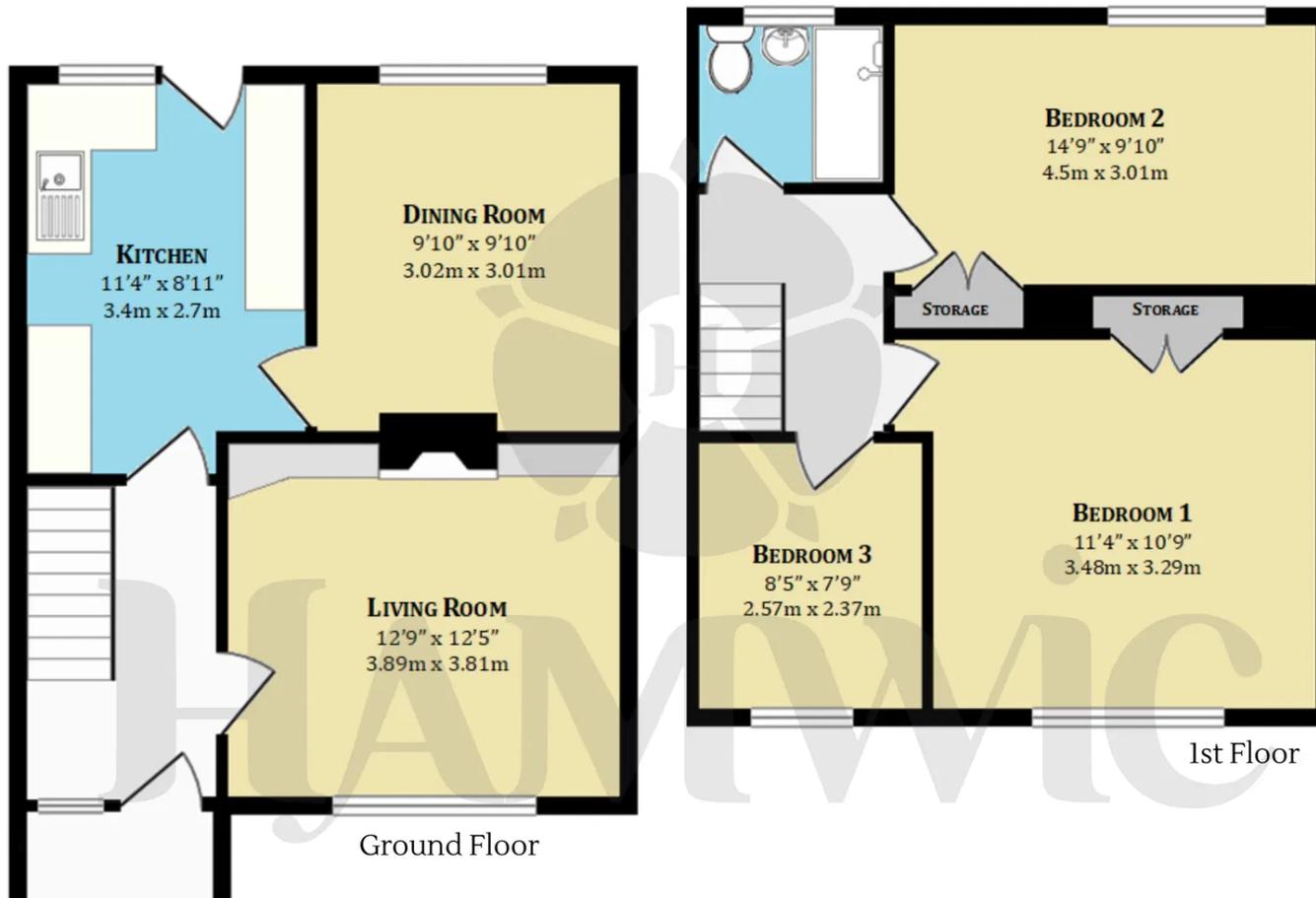
Bedroom 2 – textured ceiling, double glazed window to the rear aspect, built in bedroom storage, airing cupboard housing hot water tank. Carpet fitted.

Bedroom 3 – textured ceiling, double glazed window to the front aspect and carpet fitted.

Bathroom – textured ceiling, obscure double glazed window to the rear aspect, LVT flooring, walk in shower cubicle with electric shower above, low level WC, wash basin and tiled walls.

Rear Garden – patio area to the base of the property, brick built storage shed, steps up to the remainder of the garden which is mainly laid to lawn. Enclosed with timber fencing. Pathway to the rear of the garden. Variety of flowers, plants, shrubs and small trees. Outside tap.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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