



82 Columbus Drive, Sarisbury Green, SO31 7LW

Asking Price £320,000



Columbus Drive |
Sarisbury Green | SO31 7LW
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W&W are delighted to offer for sale this extremely well presented two double bedroom terraced home situated in a popular location with woodlands to the rear. The property enjoys two bedrooms, 20'2ft lounge, kitchen/dining room, downstairs cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden backing onto open space and woodland & allocated parking for two vehicles.

Columbus Drive is situated within a short distance to local shops and amenities, Sarisbury Infants & Junior Schools are also less than half a mile away. The stunning Holly Hill Woodland Park is a stones throw with picturesque lakes & walks down to the River Hamble alongside the new leisure centre offering a variety of fitness classes, swimming pool & large play area.





Extremely well presented two double bedroom terraced home

Enviably position with woodlands to the rear

No chain ahead

20'2ft Lounge enjoying built in understairs storage cupboard

Re-furnished two tone kitchen/dining room enjoying integrated oven/hob & space for additional appliances

Downstairs cloakroom

Main bedroom benefitting from modern en-suite shower room

Guest bedroom enjoying built in wardrobes

Modern main bathroom comprising three piece white suite

Replacement flooring to the kitchen, lounge, downstairs cloakroom, main bathroom & en-suite

Landscaped rear garden enjoying two paved patio areas, lawn with display shrubbery & rear access

Allocated parking for two vehicles

Estate management charge approx. £370 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

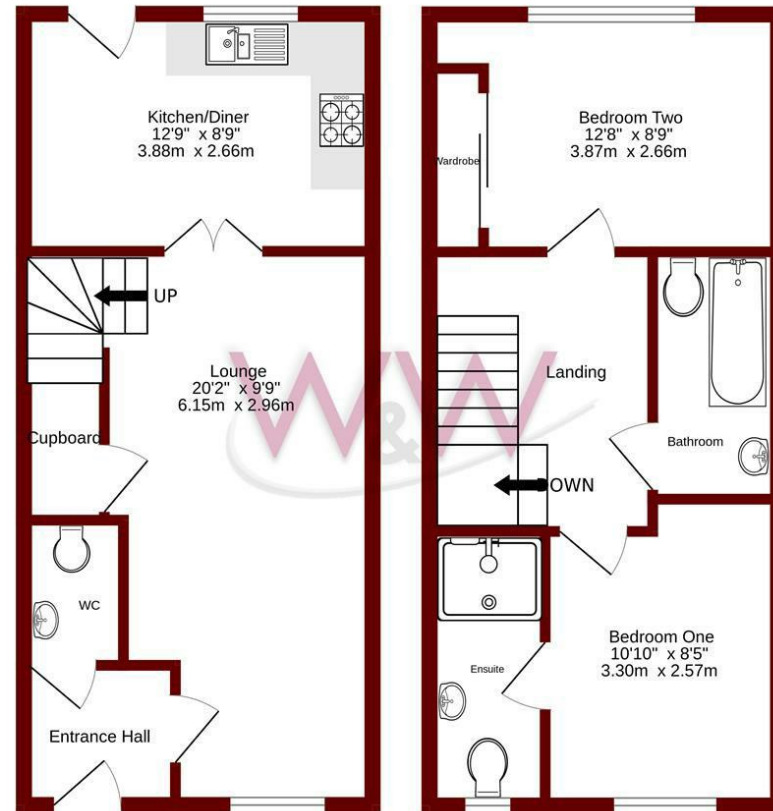
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
370 sq.ft. (34.3 sq.m.) approx.

1st floor
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - C - £ Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

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