



BRITISH  
PROPERTY  
AWARDS

2017, 2018, 2019,  
2021, 2023 & 2024



**GOLD WINNER**

ESTATE AGENT  
IN TOTTON





# 17 FISHERS ROAD

| ELING | TOTTON | SO40 9HW |

**OFFERS IN EXCESS OF: £300,000**

Hamwic Independent Estate Agents are pleased to present this well-maintained and charming 2-bedroom semi-detached home, perfect for first-time buyers. Situated in the sought-after area of Eling and within the Foxhills and Hounslow school catchments, the property features a modern kitchen, two reception rooms, off-road parking, and a generous rear garden – ideal for relaxing or entertaining. With excellent local amenities and transport links nearby, this is a fantastic opportunity to step onto the property ladder in a desirable location.



**| SEMI – DETACHED HOUSE | MODERN  
KITCHEN | 2 RECEPTION ROOMS | MODERN  
4 PIECE BATHROOM | SEPARATE WC |  
DOUBLE GLAZED WINDOWS | GAS CENTRAL  
HEATING | ATTRACTIVE REAR GARDEN |  
| OFF ROAD PARKING |**





**FRONT;** open to the front and offering access to the brick set hardstanding with parking off road for 1 vehicle. Wooden gates to the side leading to the rear garden. Front door at the side into;

**ENTRANCE HALL;** stairs to the 1<sup>st</sup> floor and doors to either side leading to;

**LIVING ROOM;** double glazed bay window to the front aspect, feature fireplace with wood burner inset, tiled hearth, TV point and radiator.

**DINING ROOM;** double glazed door to the rear aspect, under stairs storage cupboard, radiator, feature fire place and opening through to;

**KITCHEN;** wooden work surfaces with units and drawers to the base level with further matching eye level units, integrated vertical oven, induction hob, 1 ½ bowl sink, space and plumbing for washing machine and dishwasher, tiled splashbacks and two double glazed windows to the side.

**1<sup>ST</sup> FLOOR;** access to loft and doors to;

**BEDROOM 1:** double glazed window to the front aspect, radiator and door to;

**SEPARATE WC:** low level WC, wash basin and radiator fitted.

**BEDROOM 2:** double glazed window to the rear aspect. Radiator. Door to;

**BATHROOM:** double glazed window to the side, low level WC, wash basin, separate shower cubicle and enclosed bath with mixer taps and shower attachment.

**REAR GARDEN:** paved patio area to the base of the property, access to the outbuilding to the rear of the property, remainder of the garden is laid to lawn with pathway to the rear leading to a wooden shed. Variety of shrubs, flowers and plants to borders and enclosed with timber fencing.

**Tenure:** Freehold

**Council Tax Band:** B - NFDC

**Mains** Electricity, Gas, Water and Drainage

**Heating:** Gas Central Heating

**Construction:** Brick elevations under a tiled roof

**Broadband** - Ultra Fast broadband up to 1800 Mbps available. (Ofcom)

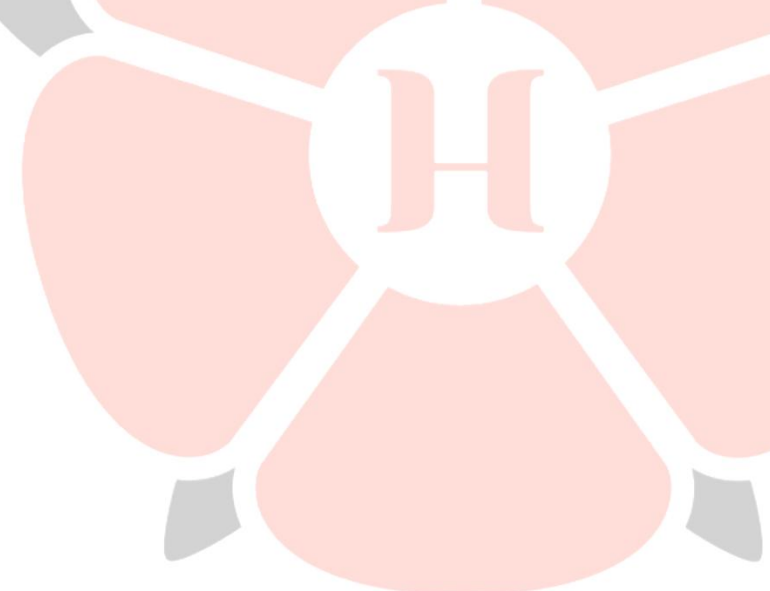








**Tenure:** Leasehold  
**Council Tax Band:** B - NFDC  
**Mains Electricity, Gas, Water and Drainage**  
**Heating:** Gas Central Heating  
**Construction:** Brick elevations under a tiled roof  
**Broadband** – Ultra-Fast broadband up to 1000 Mbps available. (Ofcom)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## VIEWING ARRANGEMENTS - BY APPOINTMENT ONLY

**HAMWIC INDEPENDENT ESTATE AGENTS LTD | 3 - 4 SOUTH PARADE | SALISBURY ROAD | SOUTHAMPTON | SO40 3PY |**

**TEL No: 02380 663999 | EMAIL: ENQUIRIES@HAMWICESTATEAGENTS.CO.UK**

Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as a general guidance. You must verify the dimensions carefully before ordering carpets or any built-in-furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

These particulars are issued in good faith but do not constitute representation of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Hamwic Independent Estate Agents Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.