

Farm Close, Old Calmore, SO40 2AX

£289,000

Southampton

Property Type: Semi Detached House

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

- Two Bedroom Semi-Detached House
- Popular Old Calmore Location
- Ground Floor Cloakroom
- Modern Kitchen-Dining Room
- Gas Central Heating
- Double Glazed Windows
- Generous Enclosed Rear Garden
- Off Road Parking & Visitor Space
- Leasehold - 988 Years Remaining

Hamwic are pleased to offer for sale this well-presented two-bedroom semi-detached house in Farm Close, Old Calmore. This home benefits from off-street parking, gas central heating, a functional kitchen, and a generous rear garden, making it a sound choice for those seeking a manageable property in a convenient location.

The property is leasehold and buyers should make note of charges.

Additional Notes
Leasehold - 988 Years Remaining
Ground Rent - £150 p/a
Charges - Between £400 - £500 p/a (Remus)

Location *- Farm Close is situated in Old Calmore, providing a residential setting. The area benefits from local amenities such as shops and schools. The property offers good access to main road networks, including the A36 and M27, for routes to Southampton, Romsey, and the surrounding areas. The New Forest National Park is also within a short drive, offering local recreational opportunities.*













Open to the front, brick set road offering parking in front of the property and another visitors space to the side, pathway to the front, lawned area with mature bushes/shrubs to the side. Pedestrian side gate to the rear garden. Front door into;

Entrance
Smooth ceiling, LVT flooring, radiator, stairs to the 1st floor, door to cloakroom and door into the lounge. The cloakroom has smooth ceiling, obscure double glazed window to the front, low level WC, wash basin, LVT flooring and radiator.

Living Room
A good-sized reception room with a double-glazed window to the front. This area provides ample space for everyday living, with carpeted flooring, a radiator and smooth ceiling. Door into the kitchen at the rear.

Kitchen - Dining Room
The kitchen is fitted with a range of white modern base and eye-level units, contrasting work surfaces, and an inset sink. It includes integrated gas hob and electric oven, dishwasher, washing machine and fridge/freezer. A double-glazed window looks out to the rear garden, and a door provides direct access to the garden. The kitchen has smooth ceiling, LVT flooring and a radiator.

First Floor Landing
The landing provides access to both bedrooms and the family bathroom. It features carpeted flooring and an access point to the loft.

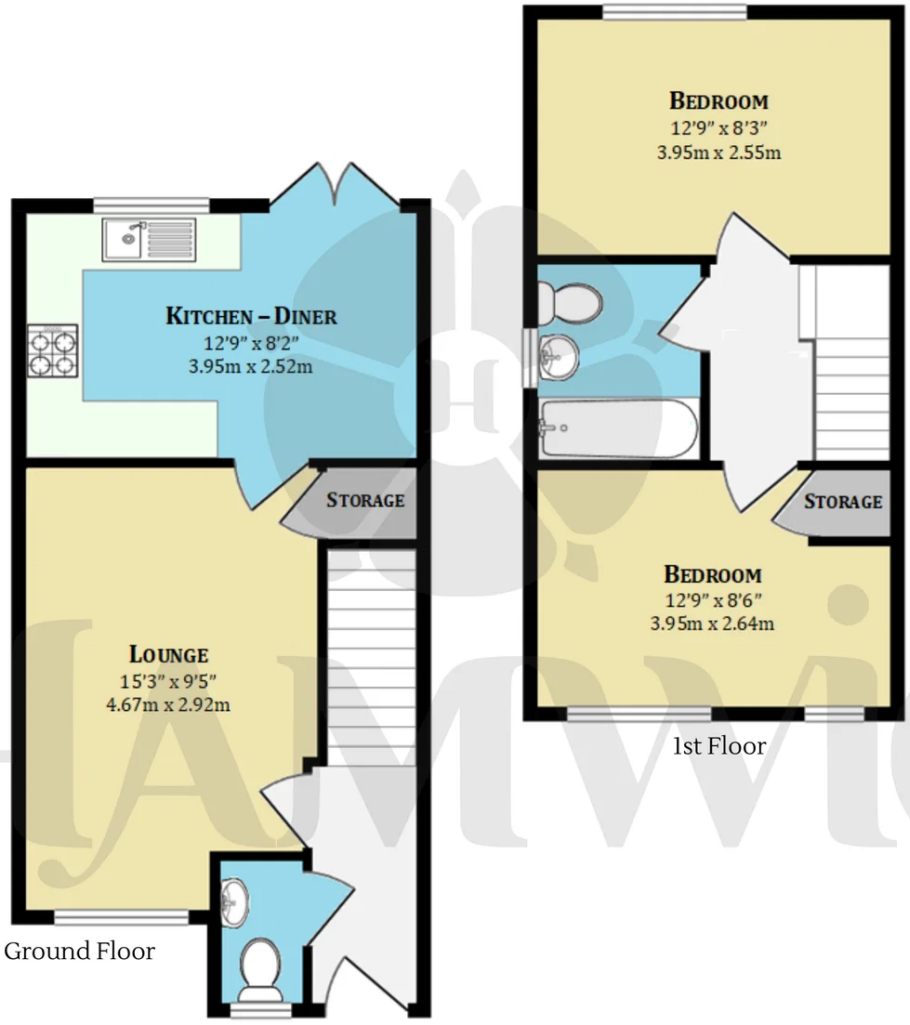
Bedroom One
A comfortable double bedroom located at the front of the house. It includes smooth ceiling, carpeted flooring, a radiator, and a double-glazed windows to the front.

Bedroom Two
This second bedroom is positioned at the rear of the property, ideal for use as a guest room, child's room, or a home office. It features smooth ceiling, carpeted flooring, a radiator, and a double-glazed window overlooking the rear garden.

Bathroom
The family bathroom is fitted with a three-piece suite including a bath with a shower attachment over, a low-level WC, and a wash hand basin. It features a smooth ceiling, part-tiled walls, vinyl flooring, a heated towel rail, and an obscure double-glazed window.

Rear Garden
The generous rear garden is a notable feature, offering good outdoor space for this type of property. It includes a patio area immediately outside the kitchen, suitable for outdoor seating. The remainder of the garden is mainly laid to lawn, with some established planting, outside tap and garden shed fitted. The garden is enclosed by timber fencing.

Council Tax Band - B







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.

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