



32 Howerts Close, Warsash, SO31 9JR

Asking Price £315,000



Howerts Close |
Warsash | SO31 9JR
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W&W are delighted to offer for sale this well presented three double bedroom terraced home. The property boasts three bedrooms, lounge/dining room, kitchen, downstairs cloakroom & modern main bathroom. The property also enjoys a rear enclosed landscaped garden & driveway parking.

Howerts close is situated in the popular village of Warsash, the property is within a mile of the waterfront eateries and amenities. Hook-with-Warsash CofE Primary School is also within walking distance.





Well presented three double bedroom terraced home

No onward chain

Lounge/dining room with double doors opening out into the rear garden & built in understairs storage cupboard

Kitchen boasting built in oven and hob with space for additional appliances

Downstairs cloakroom comprising two piece suite

Two double bedrooms to the first floor

Modern main bathroom comprising four piece white suite with feature walk in shower cubicle enjoying rainfall shower head, body jets & attractive wall/floor tiling

Main bedroom to the top floor enjoying velux window & access to eaves storage

Replacement '2023' veneer wood internal doors throughout

Rear enclosed landscaped garden enjoying area laid to lawn, decked sun terrace with raised sleepers with display shrubbery & rear access

Driveway parking for vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with replacement '2023' Vogue combination boiler

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin media

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 406 sq.ft. (37.7 sq.m.) approx.

1st floor 408 sq.ft. (37.9 sq.m.) approx.

2nd floor 272 sq.ft. (25.3 sq.m.) approx.

Lounge/Dining Room 17'8" x 12'9" 5.38m x 3.89m

Cupboard

UP Entrance Hall

Kitchen 11'2" x 8'10" 3.40m x 2.70m

Storage

Cloakroom

Bedroom 12'9" x 10'4" 3.89m x 3.16m

Bathroom

Storage

Bedroom 12'9" x 10'8" 3.89m x 3.25m

Landing DOWN

Landing UP

Bedroom 15'0" x 9'0" 5.11m x 2.98m

Eaves Storage

TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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, symbols 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		
(69-80) C	76	87
(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 - £1834 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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