



Treagore Road, Calmore, SO40 2UN
Southampton

£140,000

Property Type: Flat

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Ideal First Time Buy Or Investment Purchase! Well-presented one double bedroom first floor flat located within the popular Calmore residential estate. Benefits include a renewed lease, peppercorn ground rent, no service charges, allocated parking, visitor parking, gas central heating and double glazed windows. Conveniently situated close to local amenities, transport links and the New Forest. Early viewing recommended.

- One Double Bedroom Flat
- First Floor Accommodation
- Renewed Lease
- Peppercorn Ground Rent
- No Service Charges
- Allocated Parking Space
- Visitor Parking Available
- Gas Central Heating
- Double Glazed Windows
- Ideal First Time Buy Or Investment

Additional Information

Tenure: Leasehold

Lease: Renewed Lease

Ground Rent: Peppercorn Ground Rent

Service Charge: None

Construction: Brick Under Tiled Roof

Utilities: Mains Water, Mains Electric, Gas

Central Heating

Council Tax Band: A

Location - Treagore Road is situated within the popular Calmore area of Totton, offering convenient access to local shops, schools, bus routes and recreational facilities. Totton town centre is within easy reach and provides a wider range of amenities including supermarkets, healthcare services and a railway station with links to Southampton and beyond





Hamwic Independent Estate Agents are delighted to offer for sale this well-presented one double bedroom first floor flat, conveniently located within the popular Calmore residential estate. The property benefits from a renewed lease, peppercorn ground rent, no service charges, allocated parking, gas central heating and double glazed windows throughout. Offering well-proportioned accommodation and an excellent opportunity for first-time buyers, downsizers or investment purchasers, an early viewing is highly recommended.

Front Aspect & Approach

The property is approached via a pedestrian pathway with communal lawned areas to the front. The flat benefits from an allocated parking space together with additional visitor parking nearby. A private entrance door provides access to the property, with stairs rising to the first-floor accommodation.

Entrance & Landing

The private entrance leads to a staircase rising to the first floor. The landing provides access to all accommodation and benefits from access to the loft space, offering useful additional storage.

Lounge

A bright and comfortable reception room enjoying a pleasant rear aspect via a double glazed window. The room features a textured ceiling, fitted carpet, radiator and ample space for both living and dining furniture. A door leads through to the kitchen.

Kitchen

Positioned to the rear of the property, the kitchen is fitted with a range of modern base and eye-level units complemented by work surfaces and tiled splashbacks. There is space for a cooker and fridge together with plumbing and space for a washing machine. Further benefits include vinyl flooring, radiator, double glazed window and a cupboard housing the gas combination boiler.

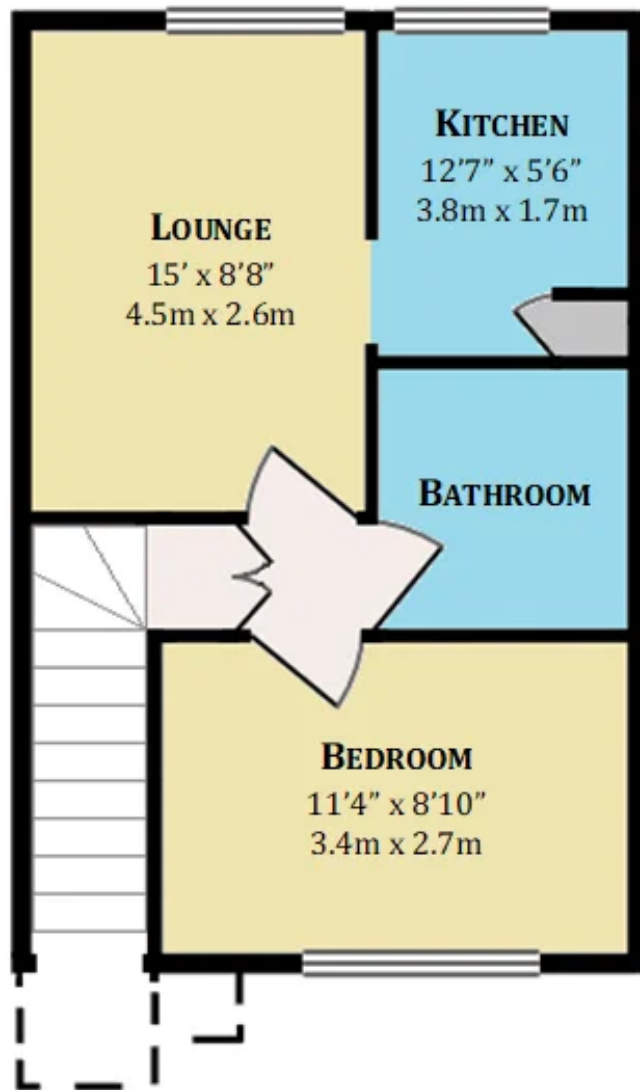
Bedroom

A generous double bedroom located to the front of the property, benefiting from a double glazed window, radiator, fitted carpet and ample space for bedroom furniture.

Bathroom

The bathroom is fitted with a white suite comprising an enclosed bath with shower attachment and curtain rail above, low-level WC and wash hand basin. Additional features include part tiled walls and extractor fan.





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

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