



Laburnum Crescent, Hythe, SO45 3PL
Southampton

£270,000

Property Type: Terraced House

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Hamwic Independent Estate Agents are delighted to offer this well-presented three-bedroom terraced home in Hythe, featuring a dual-aspect lounge, separate dining area, fitted kitchen, ground-floor shower room and first-floor family bathroom. Outside, the property benefits from off-road parking for two to three vehicles and an enclosed rear garden with patio, lawn and additional seating area.

- Three Bedroom Terraced Home
- Well-Presented Throughout
- Dual-Aspect Lounge
- Separate Dining Area
- Ground-Floor Shower Room
- First-Floor Family Bathroom
- Off-Road Parking For Two To Three Vehicles
- Enclosed Rear Garden
- Convenient Hythe Location

Hamwic Independent Estate Agents are delighted to offer for sale this well-presented three-bedroom terraced home, conveniently positioned within a popular residential area of Hythe and offering practical accommodation for first-time buyers, couples or families.

The property provides a useful ground-floor layout with a dining area opening through to the kitchen, a separate dual-aspect lounge and the added benefit of a ground-floor shower room. Upstairs are three bedrooms and a family bathroom, while outside there is off-road parking for several vehicles and an enclosed rear garden.

Construction & Services

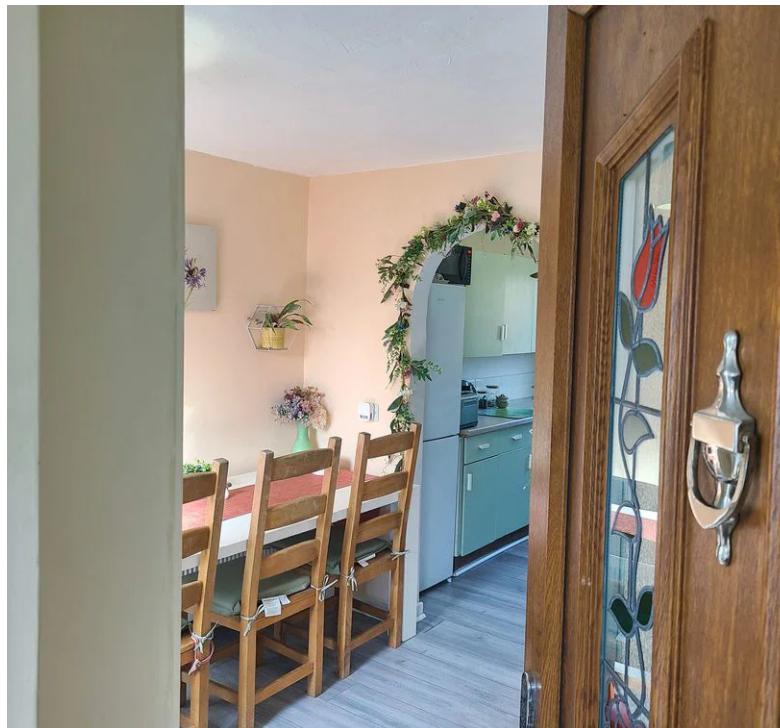
Brick Under Tiled Roof

Mains Water

Mains Electric

Gas Central Heating / Double Glazed Windows

Council Tax Band B - NFDC





Ground Floor Accommodation

The property opens into a useful dining area, providing space for a dining table and creating a practical central point to the ground floor.

An archway leads directly through to the kitchen, which is fitted with a range of base and eye-level units complemented by ample work surfaces. There is space for a freestanding cooker and standing fridge/freezer, together with a personal door opening onto the rear garden.

The lounge is positioned separately and benefits from a dual-aspect arrangement, with a double glazed front aspect window and double glazed doors opening directly onto the rear garden. The room is finished with fitted carpet and provides a comfortable main reception space.

A ground-floor shower room adds further practicality and is complemented by a separate family bathroom on the first floor.

First Floor Accommodation

The first floor provides access to all three bedrooms and the family bathroom.

The bedrooms are all well proportioned and benefit from double glazed windows, making the layout suitable for family use, guests or home-working requirements.

The family bathroom provides the main first-floor washing facilities and completes the accommodation on this level.

Outside

To the front, the property benefits from off-road parking for approximately two to three vehicles, providing a useful practical advantage.

The rear garden is enclosed by timber fencing and arranged with a paved patio area immediately behind the property, with the remainder mainly laid to lawn and complemented by flower borders.

Towards the rear is a decorative stone seating area, creating an additional space for outdoor furniture or entertaining.

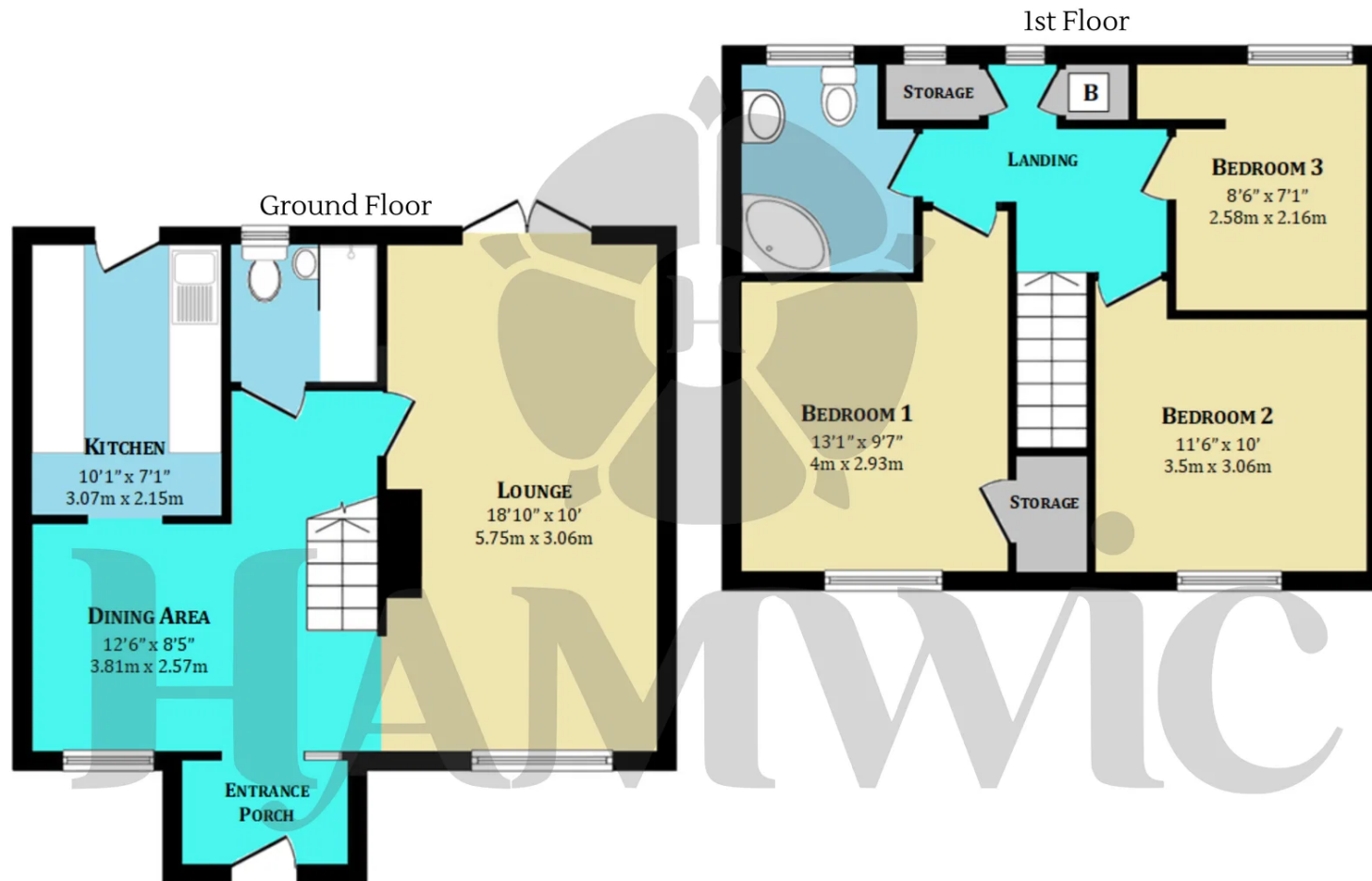
Location - Laburnum Crescent is situated within a convenient residential area of Hythe, offering access to local shops, schools and everyday services.

The property is also well placed for local bus routes and road links serving Hythe, Dibden, Marchwood, Totton and the wider Waterside area.

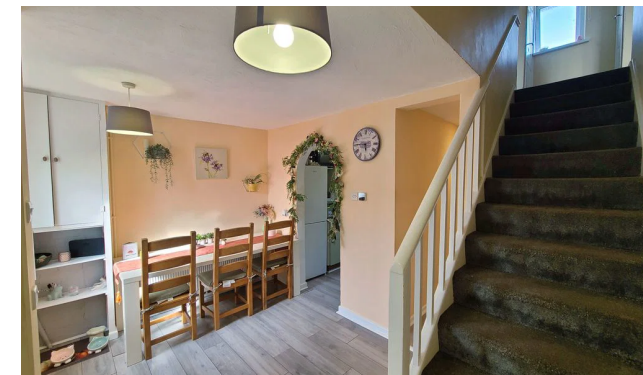
Hythe centre provides a wider choice of shopping facilities, cafés and services, while the surrounding area also offers access to coastal walks, green spaces and the New Forest.

Disclaimer - Whilst every effort has been made to ensure the accuracy of these particulars, they are intended as a guide only and do not constitute any part of an offer or contract. Prospective purchasers should satisfy themselves by inspection and through their legal representatives as to the correctness of the information provided. Measurements are approximate and all services, appliances and equipment mentioned have not been tested by Hamwic Independent Estate Agents.





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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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