

Archers Close, Calmore, SO40

Southampton

£225,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

A beautifully presented two double bedroom ground floor maisonette offered with no forward chain, benefiting from a long lease, no service charge, private front and rear gardens and a garage. Beautifully maintained throughout with a modern fitted kitchen and bathroom, replacement double glazed windows and spacious accommodation, this superb home is ideally suited to first-time buyers, investors or those looking to downsize. Conveniently situated within the popular Calmore area, close to local amenities, transport links and the New Forest.

- Ground Floor Maisonette
- No Forward Chain
- Long Lease With No Service Charge
- Two Generous Double Bedrooms
- Private Front And Rear Gardens
- Modern Fitted Kitchen And Bathroom
- Garage In Nearby Block
- Replacement Double Glazed Windows
- Ideal First Time Buy Or Investment
- Popular Calmore Location

Hamwic Independent Estate Agents are delighted to offer for sale this beautifully presented two double bedroom ground floor maisonette, occupying a pleasant position within the ever-popular Calmore area of Totton. Offered with no forward chain, this attractive home benefits from its own front and rear gardens, a garage, long lease and exceptionally low ongoing costs, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

Having been well maintained and tastefully improved by the current owner, the property offers bright and spacious accommodation throughout, complemented by smooth ceilings, modern décor, replacement double glazed windows and a modern fitted kitchen and bathroom. The property further benefits from a long lease, low ground rent and no service charge.













A private entrance porch welcomes you into the property before leading through to the entrance hall, providing access to all principal rooms. The property is finished with smooth ceilings throughout, creating a fresh and contemporary feel.

The generously proportioned living room is a bright and inviting space, benefiting from a large double glazed window overlooking the front garden, allowing an abundance of natural light to flood the room. There is ample space for both comfortable seating and dining furniture.

The modern fitted kitchen has been thoughtfully designed to maximise both storage and workspace, offering a range of contemporary base and eye-level units complemented by practical work surfaces and splashbacks.

Integrated appliances include an oven, hob and extractor hood, whilst additional space and plumbing are provided for a washing machine and fridge/freezer. A rear aspect window provides natural light, creating a bright and practical cooking environment.

Both bedrooms are comfortable doubles, each enjoying plenty of natural light and offering flexible accommodation for a range of buyers.

Bedroom two benefits excellent built-in storage, whilst the master bedroom offers spacious accomodation to accomodate all furniture requirements.

The bedrooms face onto the rear garden, allowing fantastic potential to install French Doors, with the necessary consent.

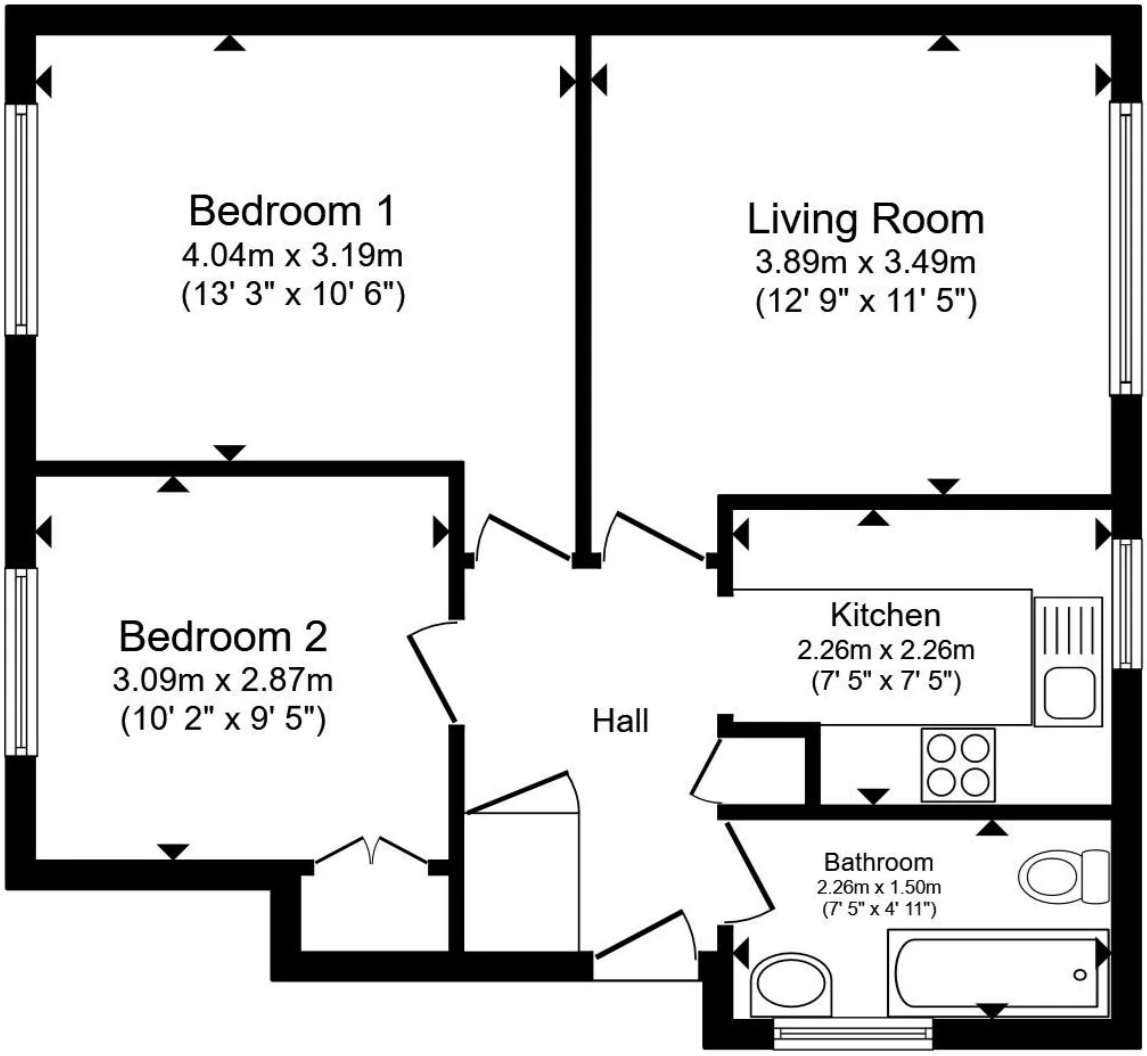
The bathroom is fitted with a contemporary white suite comprising a panel enclosed bath with shower over, wash hand basin and low-level WC. Finished with vinyl flooring, smooth ceiling and complementary wall tiling, the room offers a clean and modern finish.

One of the standout features of this property is the excellent outdoor space. To the front is led to lawn, providing an attractive outlook from the living room & the kitchen, whilst to the rear is a further private garden offering an ideal area for outdoor seating, entertaining or simply enjoying the warmer months.

The property also benefits from a garage located within a nearby block together with ample residents' parking.

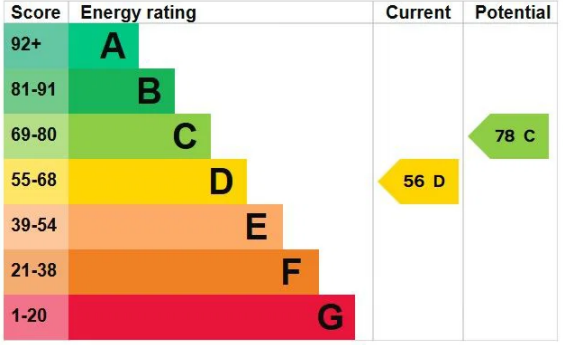
Further improvements made by the current owner include replacement double glazed windows installed within the last three years, newly fitted carpets throughout, replacement electric radiators, a new consumer unit and partial rewiring.

Construction & Services
Brick Under Tiled Roof
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Council Tax Band B









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