



£1,300 pcm
Fry Close, Hamble, SO31



 2
Bedrooms

 1
Bathroom

15 London Road Southampton SO152AE |
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A well-presented 2 double bedroom home, tucked away in a quiet cul-de-sac just moments from the River Hamble and Mercury Marina. Spacious living/dining room, newly fitted kitchen and conservatory. Garage and driveway parking. No forward chain.

This well cared for home is nicely tucked away in a quiet cul-de-sac location.

As you enter the front door into the inner entrance porch, a door leads into the living room. The living room is positioned at the front of the house with a staircase rising to the first floor and a door through to the kitchen. The kitchen is fitted with a modern shaker-style range of units with space for a washing machine, dishwasher and tall fridge/freezer, along with a built-in electric oven and inset electric hob

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A door from the kitchen leads into the conservatory, which enjoys views over the rear garden and provides direct access outside.

The first floor accommodation offers two nicely proportioned double bedrooms and a bathroom comprising a vanity wash hand basin, WC and bath.

Outside, the rear garden is fully enclosed with gated access, mainly laid to lawn with a shingle potential seating area to the rear.

There is a single garage located in a nearby block, along with a hardstanding area to the side, ideal for a trailer or dinghy. Driveway parking for two cars.

Eastleigh Borough Council - Tax Band C

EPC - C



FRY CLOSE

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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