



Addison
ESTATE AGENTS



16 Barnes Close, Sarisbury Green, Southampton, SO31 7BU

£365,000 Freehold

A DECEPTIVELY SPACIOUS AND SIGNIFICANTLY EXTENDED THREE-BEDROOM FAMILY HOME, OCCUPYING A SOUGHT-AFTER CUL-DE-SAC POSITION IN SARISBURY GREEN, WITH A SOUTH-FACING GARDEN, TWO-CAR DRIVEWAY AND HOLLY HILL WOODLAND DIRECTLY ON THE DOORSTEP.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 

Further Information

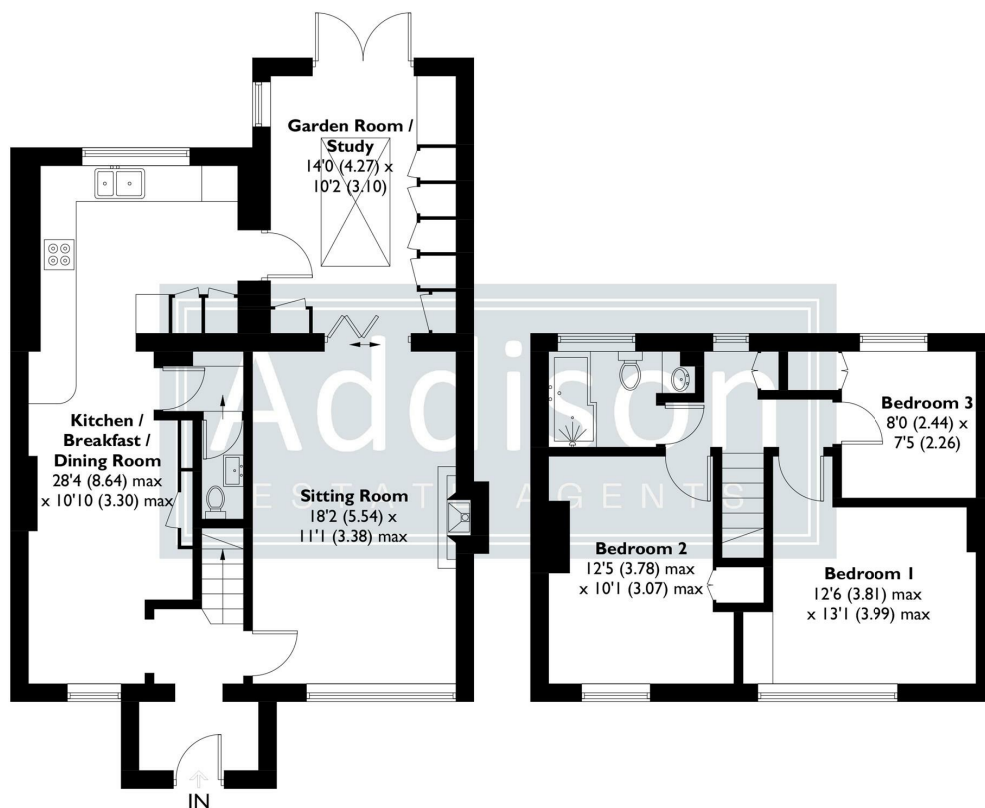
Council Tax Band:
C

Estate or Lease Charges if Applicable:





APPROXIMATE GROSS INTERNAL AREA = 1173 SQ FT / 109.0 SQ M



GROUND FLOOR
746 SQ FT / 69.3 SQ M

FIRST FLOOR
427 SQ FT / 39.7 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1337287)
Produced for Addison Estate Agents

- DECEPTIVELY SPACIOUS AND SIGNIFICANTLY EXTENDED THREE-BEDROOM HOME
- SOUGHT-AFTER CUL-DE-SAC LOCATION IN SARISBURY GREEN
- EXTENDED KITCHEN/BREAKFAST ROOM
- VERSATILE ADDITIONAL RECEPTION ROOM WITH FITTED STORAGE
- SOUTH-FACING PRIVATE REAR GARDEN
- TWO-CAR BLOCK-PAVED DRIVEWAY
- ATTRACTIVE LOUNGE WITH LOG BURNER
- DOWNSTAIRS CLOAKROOM
- WITHIN CATCHMENT FOR SARISBURY GREEN INFANT AND JUNIOR SCHOOL
- HOLLY HILL WOODLAND DIRECTLY OPPOSITE, PROVIDING WOODLAND WALKS ON THE DOORSTEP

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.



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