



Honeywood Close, Calmore, SO40 2QZ
Southampton

£250,000

Property Type: Terraced House

Bedrooms: | Bathrooms: | Receptions:
2 | 1 | 1

Hamwic Independent Estate Agents offer for sale this spacious 2 bedroom terraced house located in the popular Calmore area. Benefits include a kitchen / dining room, spacious lounge, separate home office, family bathroom with separate WC, enclosed rear garden, garage and parking. Ideal first time or investment purchase.

- Well Presented 2 Bedroom Terraced House
- Ideal First Time Buyer Or Investment Purchase
- Spacious Lounge Overlooking Rear Garden
- Kitchen / Dining Room
- Useful Separate Home Office
- Family Bathroom Plus Separate WC
- Enclosed Rear Garden With Decking Area
- Rear Aspect Brick Built Garage

Benefits include a spacious lounge, kitchen / dining room, a separate home office, family bathroom, separate WC, an enclosed rear garden, and the added advantage of a rear aspect brick built garage.

The property is of brick under tiled roof construction with mains water, mains electric, and gas central heating, and falls within Council Tax Band B.





Accommodation / Front Aspect & Entrance

The property is positioned within a residential setting and enjoys an open front aspect, mainly laid to lawn, with a central pathway leading to the main entrance. A recently refitted composite front door provides access into the home and gives a smart first impression on arrival.

Hallway - The hallway offers a practical and surprisingly useful entrance space. There are three built in storage cupboards, together with two radiators. A particularly useful feature is the utility cupboard, which has a front aspect window and plumbing for a washing machine, helping to free up valuable space elsewhere in the property or the potential to add in a cloakroom/WC. A personal door also provides direct access out to the rear garden.

Lounge - Positioned to the rear of the property, the lounge is a comfortable and good size main reception room overlooking the garden. A double glazed window allows in a pleasant amount of natural light, while a feature fireplace and surround creates a focal point within the room. Finished with fitted carpet and a radiator.

Kitchen / Dining Room - Located to the front of the property, the kitchen / dining room is a particularly useful room for first time buyers, offering a sociable layout with space for both cooking and dining. The kitchen is fitted with ample work surfaces, a range of base units and matching eye level cupboards, inset sink unit, and space for a cooker, dishwasher, and fridge / freezer. The room also benefits from tiled flooring, a radiator, front aspect double glazed window, and the wall mounted gas boiler.

First Floor Accommodation / Landing

The first floor landing provides access to the loft space, which is noted as being part boarded.

Bedroom 1 - A well proportioned double bedroom positioned to the front of the property, benefiting from a double glazed window, radiator, and fitted carpet.

Bedroom 2 - A comfortable second bedroom overlooking the rear garden, with double glazed window, radiator, and fitted carpet.

Bathroom - The bathroom is fitted with a white suite comprising an enclosed bath with shower over, wash basin, heated towel rail, tiled walls, tiled flooring, and an obscure double glazed window to the front aspect.

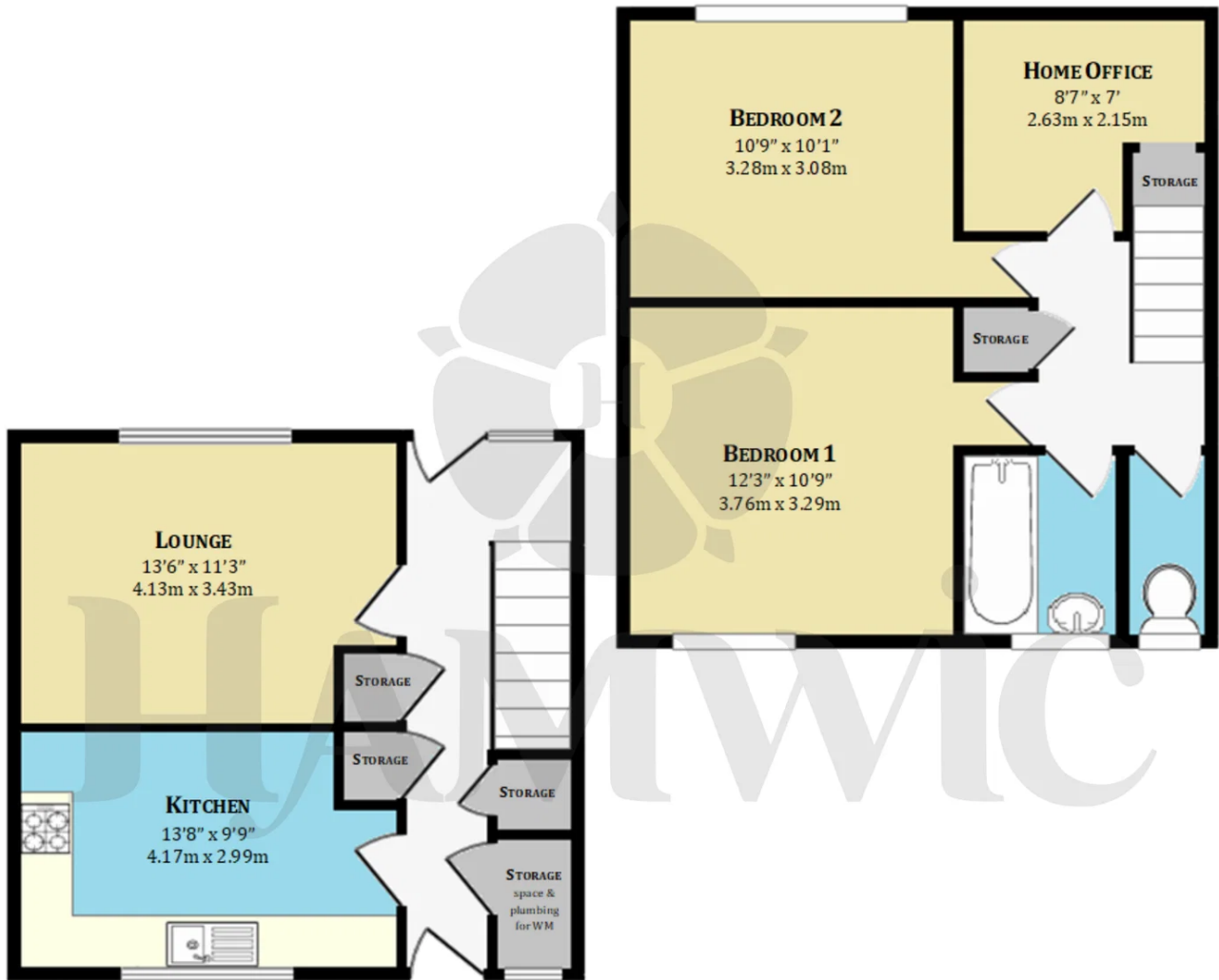
Separate WC - A useful separate WC, fitted with low level WC, wash hand basin, radiator, vinyl flooring, and an obscure double glazed window to the front. A practical feature that many buyers still appreciate, especially in a family home.

Outside / Rear Garden - The rear garden is enclosed and offers a nice balance of low maintenance and usable outdoor space. Immediately to the rear of the property is a decked seating area, beyond this is a pathway leading through the garden, a lawned section, and a flower bed border, all enclosed by brick wall boundaries to either side. A rear pedestrian door provides access into the garage.

Detached Garage & Parking - To the rear of the garden is a detached brick built garage, fitted with an up and over door to the front and a personal door into the rear garden.

Tenure: Freehold / **Council Tax Band:** B





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		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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