



12 Enterprise Close, Warsash, SO31 9BD

Asking Price £425,000

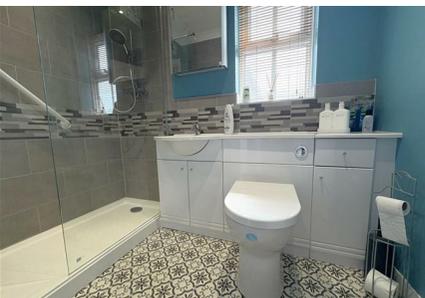


Enterprise Close |  
Warsash | SO31 9BD  
Asking Price £425,000

W&W are delighted to offer for sale this well presented three bedroom detached bungalow sitting on an enviable corner plot. The property boasts three bedrooms, lounge, kitchen/breakfast room, conservatory & modern shower room. The property also benefits from a beautifully landscaped rear garden, front garden, garage & driveway parking.

Enterprise Close is ideally situated for family life with the sought after Hook-with-Warsash Primary School within catchment. Take a stroll down to the maritime Village of Warsash where you will find a variety of riverside eateries & amenities as well as some picturesque waterfront walks with the 'Pink Ferry' taking you across to Hamble.





Well presented three bedroom detached bungalow

Sitting on an enviable corner plot location providing landscaped front & rear gardens

Spacious lounge with walk in bay window and centrepiece stone surround fireplace with inset electric fire

Kitchen/breakfast room with built in oven, microwave, gas hob & space for additional appliances

Conservatory with impressive glass roof & double doors opening out onto the rear garden

Main bedroom benefitting from built in bedroom furniture & walk in bay window

Two additional bedrooms with bedroom three currently used as a dining room with door opening out onto the rear garden

Modern re-fitted shower room comprising three piece white suite with feature low profile walk in shower cubicle tray & attractive tiling

Beautifully '2021' landscaped rear garden enjoying paved patio, raised area laid to lawn with display flower/shrubbery beds & side access

Landscaped frontage laid to shingle

Garage & potential driveway parking for multiple vehicles

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

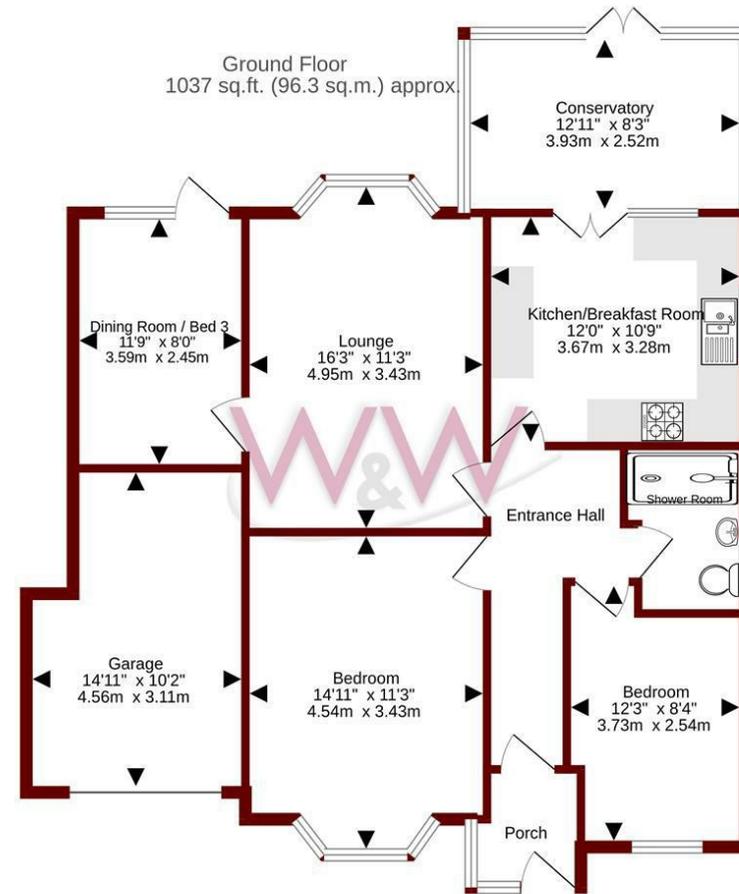
Sewerage - Mains

Heating - Gas central heating

Broadband - There is no broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA: 1037 sq.ft. (96.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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