



14 Bassett Meadow | £445,000
Bassett, Hampshire, SO16 7DY





14 Bassett Meadow
Bassett, Hampshire, SO16 7DY

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

Quietly positioned within a closed road in Bassett, this splendid detached home provides scope for improvement and is offered with no onward chain. The accommodation features four bedrooms, family shower room, open plan sitting/dining area, kitchen and downstairs cloakroom. Outside, the home enjoys a secluded and surprisingly spacious wrap around garden, useful workshop and driveway parking to the rear.

Features

- Offered with no onward chain
- Detached house with scope for improvement
- Four bedrooms
- Spacious wrap around garden
- Workshop and driveway parking to the rear
- Positioned within a leafy and quiet closed road in Bassett

EPC Rating

Energy Efficiency Rating
Current D
Potential B



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 540 SQ FT / 50.2 SQ M
FIRST FLOOR = 551 SQ FT / 51.2 SQ M
WORKSHOP = 118 SQ FT / 11.0 SQ M
TOTAL = 1209 SQ FT / 112.4 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1191988)

14, Bassett Meadow, Bassett, Hampshire, SO16 7DY

Ground Floor

Upon entry, the entrance hall allows access for the kitchen, sitting/dining area, stairs to first floor landing and cloakroom comprising WC and wash basin. The kitchen has a selection of wall and base storage units, space for fridge/freezer, plumbing for washing machine and variety of integrated appliances including gas hob with extractor above and oven. Useful single door opens out to the garden. Set across the rear of the home, the open plan sitting/dining area has a gas fire which acts as a real focal point and sliding door opening to the rear garden.

First Floor

The first floor landing allows access for all four bedrooms, family shower room and airing cupboard. The principal bedroom is a generous double with built in sliding door wardrobe. Bedroom two and three are also doubles, each with built in storage. Bedroom four is an ample single or perfect study space. The shower room features a walk in shower, WC and wash basin.

Outside

The wrap around rear garden is mainly laid to lawn and features an adjoining patio, variety of mature shrubs, trees and benefits from a useful workshop. Pedestrian gate allows access to the front of the home. Additional gate provides access to the driveway at the rear.

Parking

Driveway parking to the rear. Further on street permit parking available

Location

Bassett is a highly sought-after residential area with easy access for Southampton University, Southampton General Hospital, The Common, sports centre and city golf course providing excellent recreational open spaces. Access to the M27/M3 motorway network is close by and The Southampton railway station provides a fast route to Waterloo. Southampton Airport is just 2.5 miles away. Local shops are found in Winchester Road, whilst the city centre is only two miles distant boasting major high street facilities and the West Quay shopping mall and cinema restaurant complex. Bassett also provides easy access to the New Forest and it's recreational opportunities.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.? We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position

No onward chain

Tenure

Freehold

Heating

Gas

Council Tax

Southampton City - Band D

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

