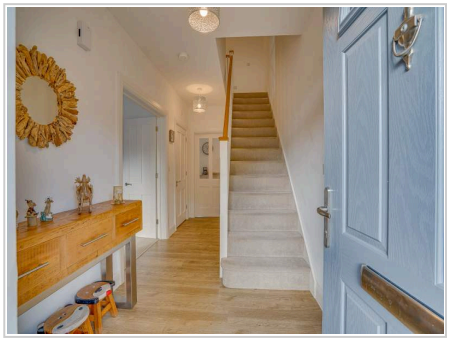
Acorn Grove
Sarisbury Green
Southampton
Hampshire
SO31 7QB

£479,950











- Set within a modern development built in 2023
- Carport for two cars plus an additional visitor bay
- Three generous double bedrooms
- Double glazing and gas central heating with under floor down stairs heating
- Double glazing throughout
- High specification
- Generous ensuite to the master bedroom
- Beautifully maintained large garden

0

Ref: PRB10834

Viewing Instructions: Strictly By Appointment Only

General Description

Brambles is pleased to welcome to the market this immaculately presented three-bedroom semi-detached home, situated in the ever-popular village location of Sarisbury Green.

Accommodation

Outside

Concrete slab pathway bordered by planted flower beds, open air porch, carport, visitor parking space.

Entrance Hall (16' 1" x 6' 11") or (4.90m x 2.12m)

Composite door with double glazed opaque glass inserts amtico flooring, coir matting, skirting boards, stair case rising to the first floor, under stairs storage cupboard housing the under floor heating controls.

W/C (4' 3" x 5' 4") or (1.30m x 1.62m)

Continuation of amtico flooring, tiled walls, large fitted mirror, light sensor, extractor fan, low level WC with a concealed cistern, pedestal hand wash basin with a chrome mixer tap, inset spot lights.

Living Room (14' 9" x 12' 4") or (4.50m x 3.75m)

Wooden french doors, fitted carpet, skirting boards, double glazed three-section window arrangement to the front.

Kitchen/Diner (13' 0" x 19' 8") or (3.97m x 6.0m)

Continuation of the amtico flooring, skirting boards, matching base and wall units, integrated fridge freezer and dishwasher, integrated electric oven and microwave above, induction unit, extractor fan, one and a half stainless steel sink with drainer and a chrome mixer tap, double glazed window to the back, double glazed french doors to the back, inset spot lights.

Utility Room (4' 6" x 6' 6") or (1.38m x 1.98m)

Continuation of the amtico flooring, space for washing machine and tumble dryer, skirting boards, inset spotlights.

Landing (5' 9" x 13' 0") or (1.75m x 3.96m)

Fitted carpet, skirting boards, doors to all rooms, access to the loft, large storage cupboard.

Master Bedroom (16' 7" x 12' 4") or (5.06m x 3.76m)

Fitted carpet, skirting boards, radiator, two double glazed windows to the front, large built in wardrobe, door to the ensuite.

En Suite (5' 11" x 7' 0") or (1.80m x 2.13m)

Matching floor and wall tiles, large walk in shower with a rainfall effect shower head and a handheld shower attachment, hand wash basin built into a floating vanity unit with a chrome mixer tap, low level WC with a concealed cistern, fitted large mirror, inset spotlights, extractor fan, double glazed opaque window to the front, chrome ladder style heated towel rail, inset spot lights.

Bedroom 2 (9' 10" x 10' 8") or (3.0m x 3.24m)

Fitted carpet, radiator, double glazed window to the back, skirting boards.

Bedroom 3 (9' 10" x 8' 10") or (3.0m x 2.68m)

Fitted carpet, double glazed window to the back, radiator, skirting boards.

Bathroom (6' 4" x 8' 4") or (1.94m x 2.55m)

Matching floor and wall tiling, low level WC with a concealed cistern, opaque double glazed window to the side, hand wash basin set in a floating vanity unit with a chrome mixer tap, tiled bath with a glass shower screen, chrome tap with a rainfall effect showerhead and a handheld shower attachment, chrome ladder style heated towel rail, inset spot lights, extractor fan.

GARDEN

Paved patio, laid to lawn, shed.

Other

Vendors Position: Need to find
Fareham Borough Council Tax Band D Charges £2,270.55
Estate Management Charge: Approximately £78 per month

Services

EPC Rating:85

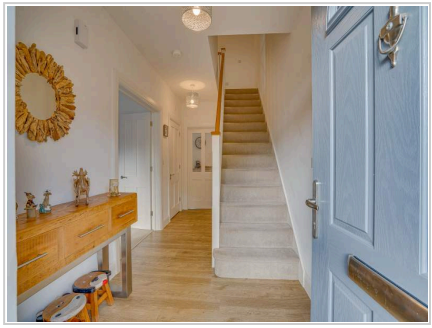
Tenure

We are informed that the tenure is Freehold

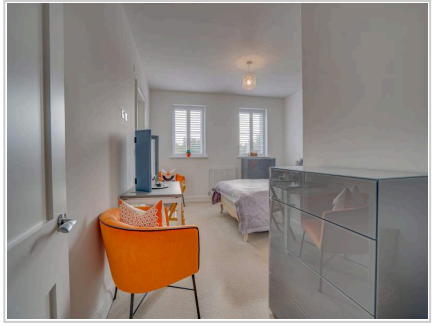
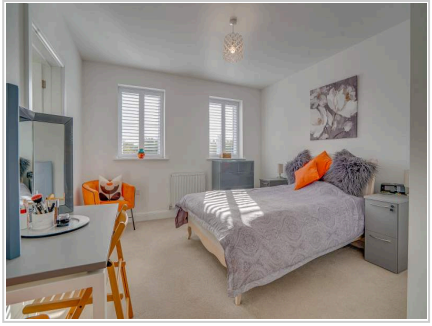
Council Tax

Band Not Specified





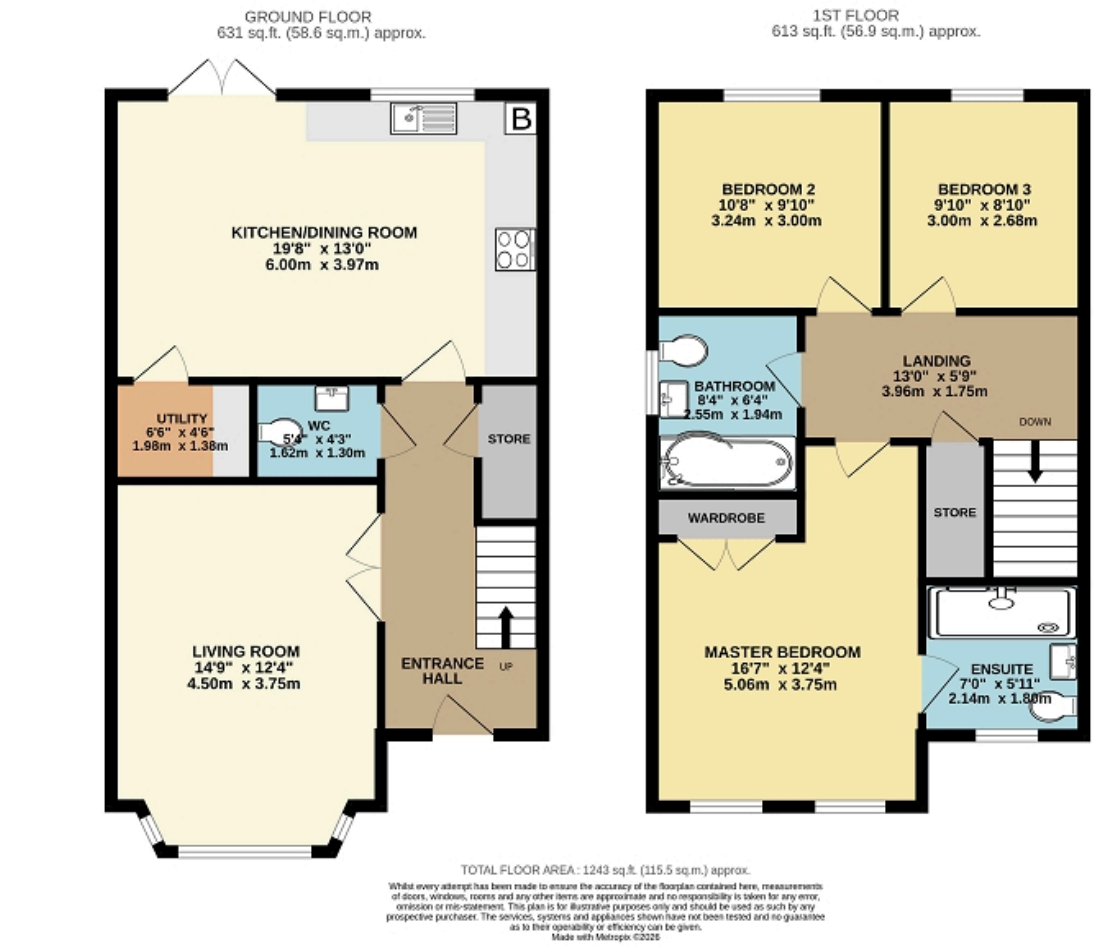










TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.

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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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a

report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.