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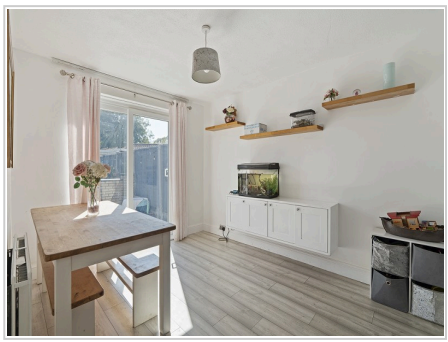
Cliffe Avenue Hamble Southampton Hampshire SO31 4LL

£325,000











- Three well-proportioned bedrooms

Ref: PRA12740

Viewing Instructions: Strictly By Appointment Only

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General Description

A three-bedroom, semi-detached home with generous driveway. Located in the ever-popular village of Hamble, close to local amenities and Southampton foreshore.

Accommodation

Outside

Newly laid driveway offering parking for four to five cars. Fencing around the perimeter. Access to the lean-to. Sheltered porch area.

Hallway

Composite front door. Double glazed window to side. Laminate flooring. Skirting boards. Radiator. Carpeted staircase with wooden handrails rising to first floor. Storage cupboard. Doorways leading to kitchen and lounge/diner.

Lounge (14' 0" x 9' 10") or (4.26m x 2.99m)

Double glazed window to the front. Laminate flooring. Skirting boards. Radiator. Fitted storage cupboards and shelving. Fireplace. Archway opening to the dining room.

Dining Room (12' 2" x 9' 10") or (3.70m x 2.99m)

Continuation of laminate flooring. Skirting boards. Radiator. Double glazed sliding doors open out to the back garden.

Kitchen (11' 9" x 6' 3") or (3.57m x 1.90m)

Double glazed window to rear. Tiled floor. Matching wall and base units. Ample work surfaces. Tiled splash backs. Integrated electric oven. Four point gas burner hob. Stainless steel extractor hood. Radiator. Space for fridge freezer. Freestanding dishwasher. Doorway leading to lean-to.

Landing

Double glazed window to side. Carpet. Access to loft with pull down ladder, housing the boiler.

Bedroom 1 (12' 2" x 9' 2") or (3.70m x 2.80m)

Double glazed window to rear. Carpet. Skirting boards. Radiator. Fitted wardrobe, storage cupboards and bedside tables.

Bedroom 2 (11' 1" x 9' 10") or (3.38m x 2.99m)

Double glazed window to front. Carpet. Skirting boards. Radiator.

Bedroom 3 (7' 2" x 6' 3") or (2.19m x 1.90m)

Double glazed window to front carpet. Skirting boards. Radiator.

Bathroom (8' 11" x 6' 10") or (2.73m x 2.09m)

Double glazed window to rear. Tiled floor. Skirting boards. White corner bath with chrome taps and shower attachment. Low level WC with cistern. White pedestal wash basin with chrome mixer tap. Fully tiled shower cubicle with glass door and wall mounted chrome shower attachment.

GARDEN

Large patio area. Area laid to lawn. Borders laid to gravel. Fully fenced. Outdoor tap. Access to lean-to.

LEAN TO (18' 0" x 12' 6") or (5.48m x 3.81m)

Wooden structure. Poly carbonate roof. Plenty of storage space. Work surface with space for two appliances below. Fitted wall and base units. Doorway to kitchen. Doorway to outdoor WC.

OUTSIDE WC (5' 10" x 5' 11") or (1.77m x 1.80m)

Low level WC with cistern. Hand wash basin with chrome taps.

Services

EPC Rating:67

Tenure

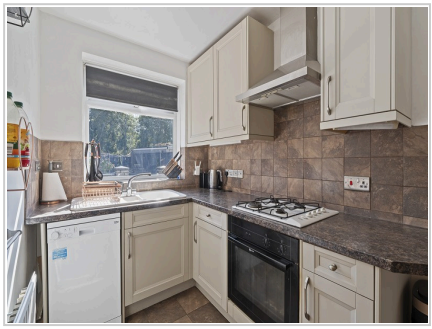
We are informed that the tenure is Freehold

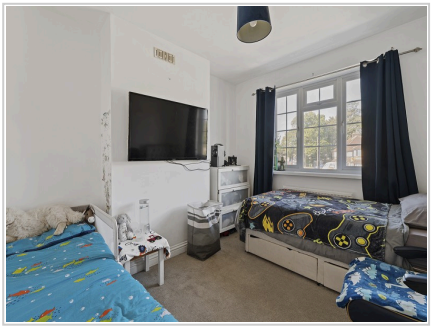
Council Tax

Band Not Specified

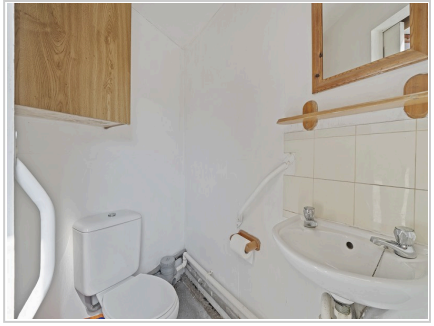











GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.

1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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.