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Walker &
Waterer

16 Cabot Close
Southampton SO31 6BQ

£365,000



Well Presented Four Bedroom Family Home

Built in 2015

Greeted By Entrance Hall

Integral Kitchen/ Breakfast Room with Window to Front, Built in Fridge/
Freezer, Oven & Hob

Spacious Lounge

Sun Room to Rear of Property Enjoys Double Doors out to the Garden

Downstairs WC

Four Bedrooms

Main Bedroom Boasts an En-Suite Shower Room

Modern Family Bathroom Comprises Three Piece Suite with Shower over
Bath

Landscaped Garden Majority Paved Area with Laid to Lawn

Excellent Storage Throughout

Two Parking Spaces to the Front of the Property

Service Charges Approx £240 PA



Cabot Close is within the ever so popular village of Locks Heath, the Shopping Village which offers a winning combination of popular household brands, including Waitrose and Costa Coffee is within walking distance.

The property is also within easy access to excellent transport links including M27, A27 & Swanwick train station.

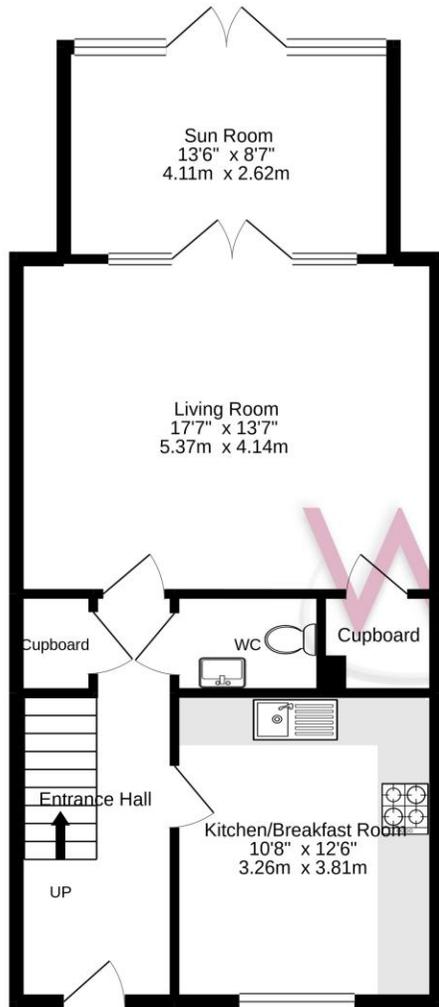
Freehold

Council Tax Band D

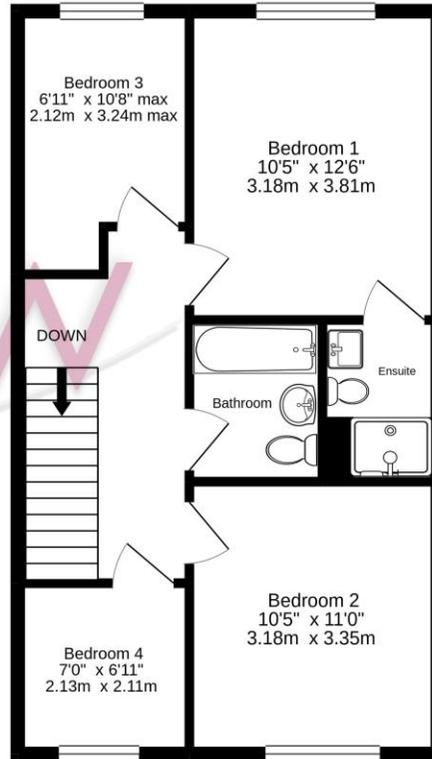
EPC Rating B

01489 577990

Ground Floor
630 sq.ft. (58.6 sq.m.) approx.



1st Floor
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1143 sq.ft. (106.2 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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Viewings strictly by appointment.

For any mortgage advice please call one of our offices. Your home may be repossessed if you do not keep up repayments on your mortgage.

Walker & Waterer believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract. Please note at the time of inspection we were unable to check if the services and appliances were in working order. Any intending buyer must satisfy themselves with the condition and working order of such items and services and is advised to take the advice of his/her solicitor/surveyor.

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