



Stagbrake Close

Holbury, Southampton, SO45 2PS

- Mid Terraced House
- Modern Kitchen With Integral Appliances
- Luxurious Family Bathroom
- Three Bedrooms

£313,400

EPC Rating '70 C'





Property Description

ENTRANCE HALL

Spacious entrance hall welcomes you into the property, room for plenty of storage. Laminate wood floors.

LOUNGE/DINER

Large Lounge / Diner with laminate wood floors and front aspect double glazed window, rear aspect double glazed windows and patio doors to enclosed garden. Space for fire place. Radiator.

KITCHEN

Large Kitchen comprising of a single and a half drainer sink with chrome mixer taps, timber work surfaces, wall and base level gloss finish storage units. Tiled surrounds. Integral appliances include electric oven and hob with extractor hood over head and



washer/dryer, Fridge freezer and dishwasher will also remain. Rear aspect double glazed windows. Smart Radiator.

MASTER BEDROOM

Spacious double bedroom with front aspect double glazed window. Mirrored wardrobe to stay. Plush carpet. Radiator.

BEDROOM TWO

Second of the two double bedrooms, still spacious. Rear aspect double glazed window. Plush carpets. Radiator.

BEDROOM THREE

Spacious single bedroom, currently in use as an at home office. Front aspect double glazed window. Plush carpets. Radiator.



BATHROOM

Modern four piece family bathroom suite comprising of a walk in shower with chrome fittings, a white enamel corner spa bath, white ceramic WC with push button flush and a white ceramic basin with chrome mixer tap and storage under. Vanity mirror. Heated towel rail. Tiled floor and walls. Rear aspect double glazed windows.

GARAGE

Large garage with electric roller door, power and running water connected.

GARDEN

Spacious enclosed rear garden with patio seated area and Astroturf.



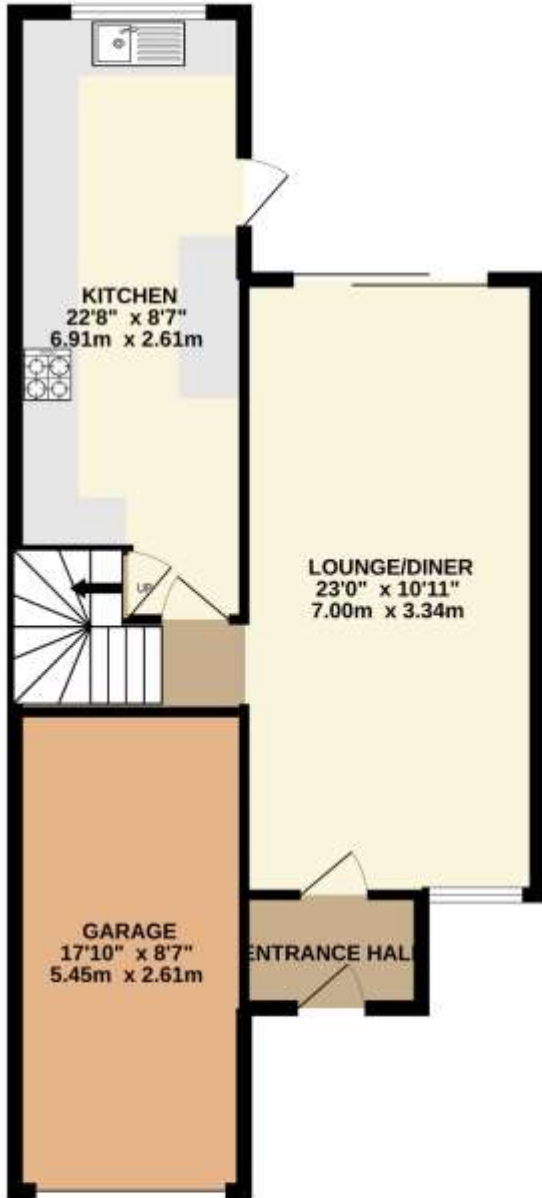
ADDITIONAL INFO

This property has had new windows fitted in 2019
HIVE smart system will remain in the property
Vaillant combi boiler
EPC rating: C
Council Tax band: B





GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 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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Hotspur House
Prospect Place
Hythe
Hampshire
SO45 6AU

www.hytheandwaterside.com
darren@hytheandwaterside.com
0238 0845 434

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