



## Ash Close

Hythe, Southampton, SO45 3PY

- End Terraced House, Three Bedrooms, Modern Bathroom
- Modern Kitchen With Integral Appliances
- Off Road Parking, Large Enclosed Rear Garden
- Air Conditioning, Solar Panels, Double Glazing

**£325,000**

EPC Rating 'TBC'





## Property Description

### **PORCH**

Welcoming you into the property the porch provides the ideal space for coat and shoe storage. Luxury vinyl tile flooring, radiator and WC.

### **WC**

Located by front door within the porch area, comprising of a white ceramic basin with chrome mixer tap, tiled splash back and storage underneath, white ceramic WC with push button flush, radiator, tiled flooring and front aspect double glazed frosted window.

### **ENTRANCE HALL**

Luxury vinyl tile timber flooring, access to all lower rooms, staircase to upper level and under stair storage. Radiator.



### **KITCHEN/BREAKFAST ROOM**

Stunning & modern kitchen / breakfast room comprising of wall and base level storage with beech worksurfaces and a single and a half drainer composite sink with chrome mixer tap. Matching breakfast bar featuring base level storage and beech counter top.

Integrated appliances include a Siemen's dual self-cleaning oven and grill and a Siemen's induction hob with extractor hood overhead.

Luxury vinyl tile flooring and surrounds, two front aspect double glazed windows and space for fridge/freezer, dishwasher and washer/dryer.



### **LIVING ROOM**

Bright living room with plush carpets, working gas fireplace and radiator.

Cut out and arch into dining room.

### **DINING ROOM**

Bright dining room featuring two Velux windows and rear aspect double glazed windows and patio doors leading to enclosed rear garden.

Luxury vinyl tile wood flooring and radiator.



### **MASTER BEDROOM**

Large double bedroom with plush carpets, rear aspect double glazed windows, radiator, air-conditioning and built in wardrobe.

### **BEDROOM TWO**

Fair sized double bedroom with oak laminate flooring, front aspect double glazed windows, radiator, air-conditioning and built-in wardrobe.

### **BEDROOM THREE**

Spacious single bedroom currently in use as a home office, rear aspect double glazed windows, plush carpet and radiator.



### **LANDING**

Access to all rooms, plus carpet, loft access, radiator and storage.

### **BATHROOM**

Modern three piece family bathroom comprising of built-in ceramic basin with chrome mixer tap and storage underneath, white ceramic WC with concealed cistern and push button flush, white plastic bath with digital shower overhead, glass shower screen and chrome fittings.

Ample storage and counterspace, luxury vinyl tile floors and tiled walls, front aspect double glazed frosted windows. Radiator.



## GARDEN

Large enclosed rear South facing garden with side gate, patio seating area perfect for summer entertaining, extensive lawn and summer house.

## ADDITIONAL INFO

Central heating throughout.

Solar panels fitted.

Off road parking.

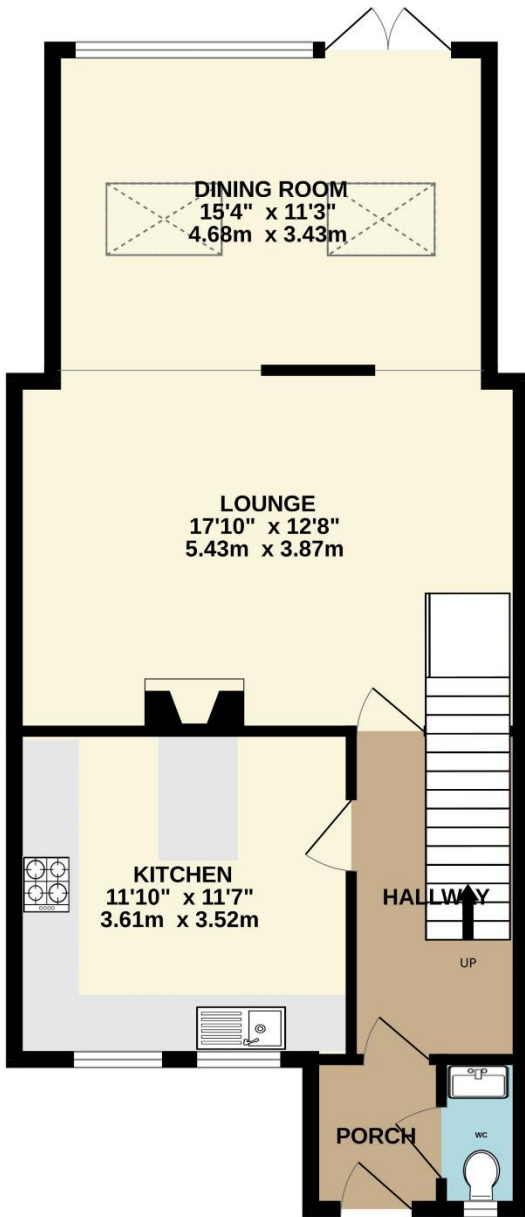
Air conditioning.

Bespoke blinds in kitchen and bathroom to stay.

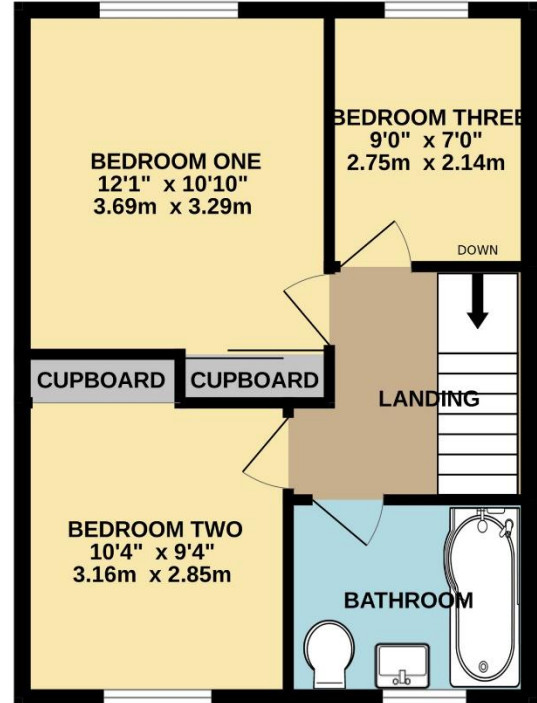
Glow Worm boiler serviced annually.



GROUND FLOOR



1ST FLOOR



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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