



**Denny Close**  
Fawley, Southampton  
Asking Price Of - £265,000



- Three Bedroom House
- Ideal for first time buyer / investor
- Lounge
- Kitchen

**EPC Rating**

TBC



## Property Description

**LOUNGE** 12' 8" x 11' 4" (3.86m x 3.45m)

Accessed from the entrance hall the lounge has a large window to the front of the property allowing plenty of light into the room. There is space for sofas and additional furniture.

**DINING ROOM** 13' 06" x 8' 09" (4.11m x 2.67m)

This spacious dining room is accessed from the kitchen and is a handy additional social space. There are patio doors leading to the rear garden.



**KITCHEN** 12' 06" x 8' 08" (3.81m x 2.64m)

The kitchen has a good range of base and wall units in a light wood finish, with complimenting light granite effect worktops, and white tiled splashbacks. There is a stainless steel sink with mixer tap and drainer, with a window looking out to the rear garden. There is a freestanding electric oven, and space and plumbing for a dishwasher. There is also a useful built-in storage cupboard.



#### OUTSIDE UTILITY ROOM

At the rear of the property, adjacent to the dining room there is a useful utility/ storage room with light and power. An ideal space for a tumble dryer or and additional fridge, freezer or for storage.

#### ENTRANCE PORCH & HALLWAY

The entrance porch at the front of the property has a part glazed door and double aspect windows. An ideal space for storing shoes and coats. As you enter the main hallway, there are doors leading to the lounge, kitchen and downstairs cloakroom, and there is a useful storage cupboard.



#### CLOAKROOM 5' 08" x 2' 11" (1.73m x 0.89m)

The downstairs cloakroom is at the front of the property. There is a window allowing natural light into the room. There is a low level W.C and corner wash hand basin.

#### BEDROOM 1 13' 06" x 9' 10" (4.11m x 3m)

This spacious bedroom has a large window overlooking the front of the property. There is a full range of built in wardrobes and ample room for a bed and additional furniture.

#### BEDROOM 2 12' 09" x 11' 09" (3.89m x 3.58m)

Another double bedroom, with a large window overlooking the rear of the property. Currently used as a twin guest bedroom, this is a a spacious, light and airy room.

#### BEDROOM 3 8' 08" x 7' 08" (2.64m x 2.34m)

This room is currently set up as a study and there is a window to the front of the property.

#### BATHROOM 6' 09" x 5' 07" (2.06m x 1.7m)

The family bathroom has a large window allowing plenty of natural light into the room. There is a bath with shower over, and a white low level W.C and a vanity wash basin. The walls are fully tiled making for easy cleaning.





## PROPERTY INFORMATION

This property has lots of potential. With separate lounge and dining room, and kitchen and a downstairs cloakroom the house has a lot to offer. Upstairs there are 2 double bedrooms, a further single bedroom and a family bathroom. There is also a useful storage cupboard housing the boiler & water tank. Outside, the property has box hedging to the front, and the garden is laid mainly to lawn with a path leading to the front door. The rear garden has mature trees and shrubs and there are flower beds with a path and a seating area. There is on road parking at the rear and there are double gates at the rear of the garden, giving the option of private parking.



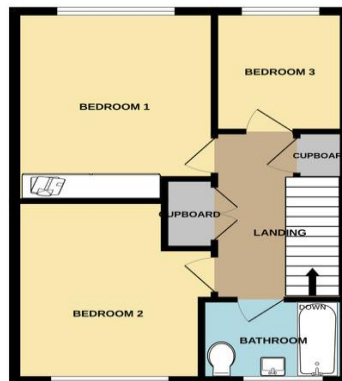
## ADDITIONAL INFORMATION

This end of terrace property is set in the popular village of Fawley. There are schools and shops nearby. Fawley is close to The New Forest National Park, local beaches at Lepe and Calshot, and the popular recreation centre of Gang Warily.

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 space 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 layout, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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