



Wood Hatch Janes Close, Blackfield  
£339,950



ANTHONY JAMES  
PROPERTIES



# Wood Hatch Janes Close

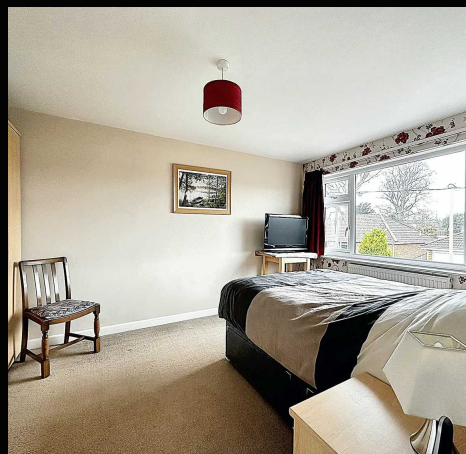
Blackfield, Southampton

NO ONWARD CHAIN! Nestled in a quiet cul-de-sac, this well appointed three bedroom semi-detached house presents the perfect opportunity for a growing family. With gas fired central heating and double glazing throughout, the property offers a cosy and comfortable living environment. The highlight of the ground floor is the charming wood burning stove in the living room, perfect for creating a warm and inviting atmosphere during colder months. Upstairs, three bedrooms provide ample space for a growing family or the opportunity to create a home office or hobby room.

Stepping outside, the low maintenance rear garden offers a pleasant space for relaxation and entertainment. The artificial lawn and patio entertaining area is ideal for alfresco dining. Well established plants and shrubs provide privacy and a touch of nature. Additional features include a timber log store and two latched timber side gates offering convenient access. Completing the property is the driveway parking and garage, providing secure off-road parking for one or two vehicles.

This property offers a wonderful opportunity to secure a peaceful family home, with its cul-de-sac location and well appointed features.

Janes Close is situated in Blackfield, a quiet residential neighbourhood located in the district of New Forest, Hampshire. Blackfield offers a peaceful and family-friendly atmosphere, making it an



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A			(92+)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	71	England, Scotland & Wales		EU Directive 2002/91/EC	62



**1 Southward House**  
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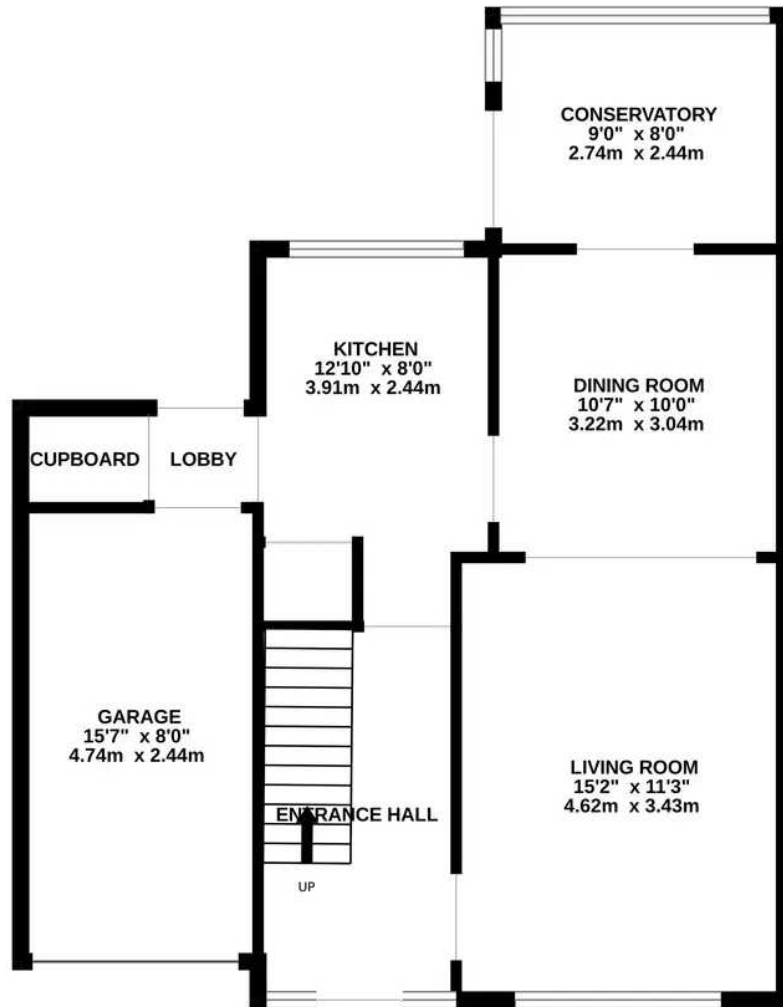
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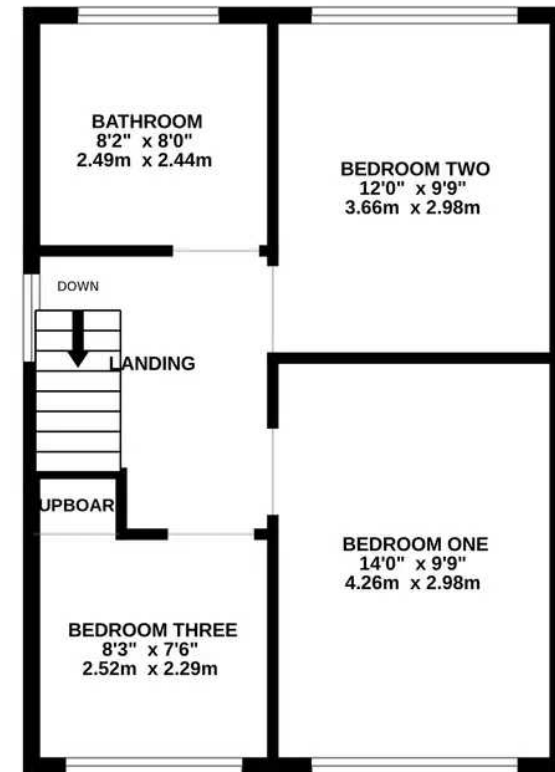
supermarkets, and restaurants, which are



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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