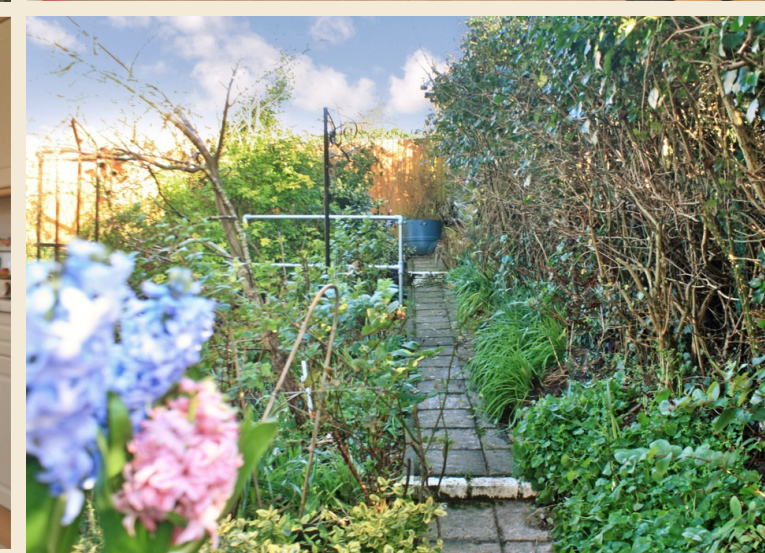




87 Hamble Springs
Bishops Waltham
Hampshire
SO32 1SF



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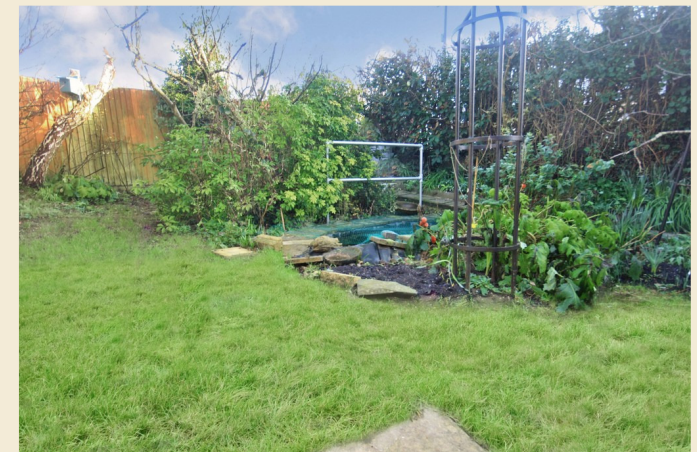
£350,000

INTRODUCTION

Set on the edge of the popular Hamble Springs development this three bedroom link detached family home benefits from being only a short walk away from the centre of the village with its broad range of shops, boutiques, restaurants and general amenities and also sides directly onto Hoe Road Recreation Ground and tennis courts, making this an ideal property for a young family.

The house has a light and airy feel throughout with accommodation on the ground floor briefly comprising a 14ft sitting room, separate dining room, modern kitchen and downstairs cloakroom. On the first floor there are three good size bedrooms, the master of which benefits from being en-suite, and a modern family bathroom.

Additional benefits include ample off road parking, an attached garage and a mature, well stocked rear garden.



INSIDE

A double glazed front door leads through to a bright entrance hall from which there are stairs leading to the first floor and a door leading through to a modern downstairs cloakroom. A further door then leads through to a well proportioned, light and airy sitting room which has a double glazed window to the front, TV and various power points. An opening to one side of the room then leads through to the dining room which has an understairs cupboard to one side of the room, a set of double glazed sliding doors that lead out onto the rear patio area, with a further door leading through to the kitchen. This room has a double glazed window enjoying views over the rear garden and is fitted with a matching range of wall and base units with cupboards and drawers under. There is a built-in oven with gas hob and extractor over, one and a half bowl sink unit, plumbing space for a washing machine and dishwasher as well as further appliance space, the room also has spotlights and complementary tiling to walls.

On the first floor landing there is access to the loft, airing cupboard and a door leading through to the master bedroom which has a double glazed window to the front, a range of fitted wardrobes along one wall with a door to the opposite side leading through to a modern en-suite shower room with suite comprising a shower cubicle, wash hand basin and low level WC. Bedroom two, also a good size double room, overlooks the rear garden. Whilst bedroom three overlooks the front of the property and is currently used as an office by the vendor as the room also enjoys the morning sun. The family bathroom has a double glazed window to the rear and is fitted with a modern suite comprising a panel enclosed bath with telephone style shower attachment over, wash hand basin and low level WC.



OUTSIDE

To the front of the property there is an area of garden which is laid to lawn and planted with various flowers and shrubs with a hedgerow border which continues along the side of the property. A tarmac driveway provides ample off road parking leading to an attached, brick built garage which has a metal up and over door, power and light and eaves storage space. There is a door to the rear providing access through to the rear garden where there is a paved patio area, again leaving the rest of the garden mainly laid to lawn, yet heavily planted with a wide range of flowers, trees and shrubs. There is also a pond and various fruit trees which include two apple trees, two plum trees, two cherry trees and one pear tree. The garden is also edged with a hedgerow and is fully enclosed.

DIRECTIONS

From our office head out of the village along Lower Lane for a short distance turning right into Bank Street. Follow this road along for a short distance turning right into Little Shore Lane and then left into Cricklemede. Follow this road round taking the second turning on the right into Hamble Springs where the property can be found at the very end of the cul-de-sac on the left hand side.

SITTING ROOM 14' 5" x 13' 2" (4.39m x 4.01m)
DINING ROOM 11' 6" x 8' 9" (3.51m x 2.67m)
KITCHEN 11' 6" x 7' 8" (3.51m x 2.34m)
MASTER BEDROOM 11' 8" x 7' 8" (3.56m x 2.34m)
BEDROOM TWO 10' 4" x 9' 5" (3.15m x 2.87m)
BEDROOM THREE 8' 8" x 6' 4" (2.64m x 1.93m)

SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX
TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

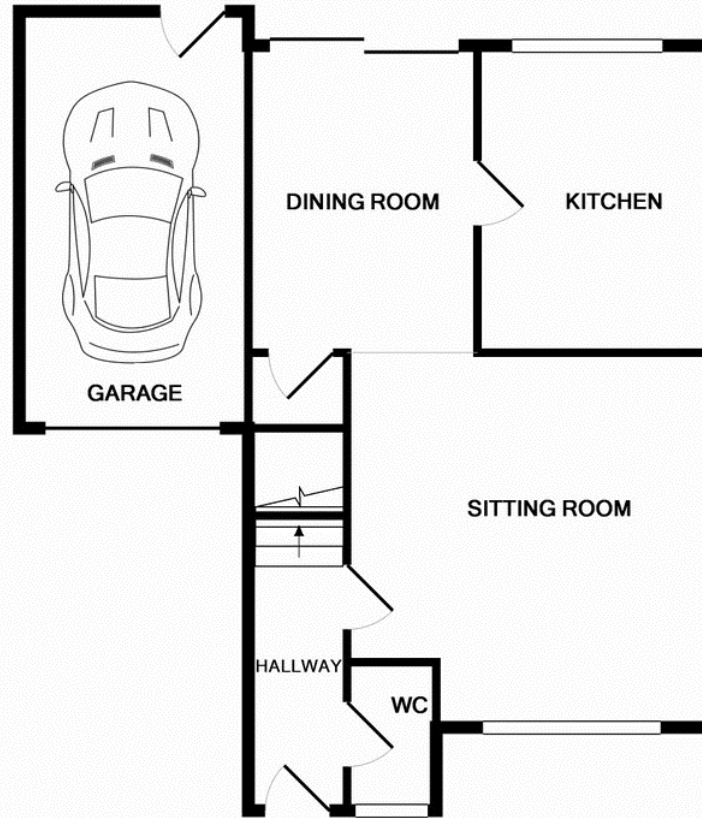
T:01489 893946

Brook House, Brook Street, Bishops Waltham, Hampshire, SO32 1GQ

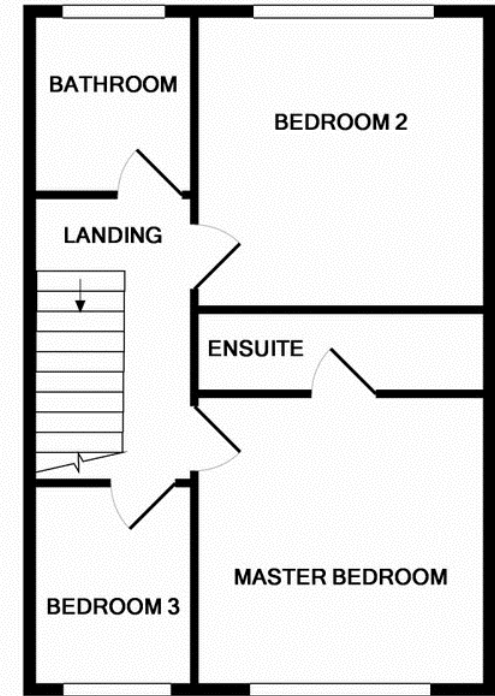
E: bishopswaltham@whiteandguard.com

W: whiteandguard.com

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GROUND FLOOR
APPROX. FLOOR
AREA 624 SQ.FT.
(58.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1081 SQ.FT. (100.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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