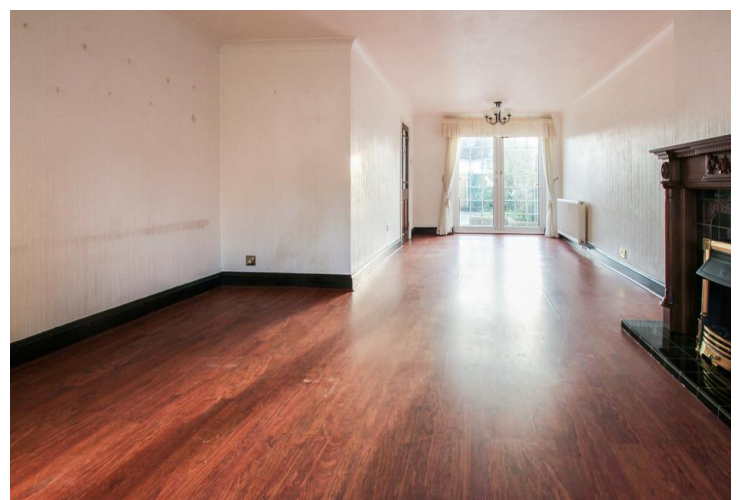




## 17 Lambourne Close

Dibden Purlieu, Southampton SO45 4BW

Asking Price Of - £260,000 EPC Rating 58



- Terraced House with Front and Rear Gardens and Garage in Block
- Three Bedrooms. White Suite Shower Room
- 25' Dual Aspect Living Room and Rear Aspect Kitchen
- Double Glazing and Radiator Heating. No Onward Chain



#### GARAGE AND PARKING

The garage is the first on the left as you approach the garage block via the service road to the left of the house. Up and over door. There is communal parking in the cul-de-sac.

#### FRONT AND REAR GARDENS

The front garden is block paved for low maintenance. The rear garden which is also paved is enclosed with wood panel fencing with gated access to a further enclosed garden area with timber shed. Gate leads to the rear access pathway.



#### ENTRANCE HALL

Double glazed front door. Radiator. Wood design flooring. Meter cupboard. Wood and glazed internal door to the living room. Stairs to first floor landing.

#### LIVING ROOM

25' 8" x 13' 2" (7.82m x 4.01m)

Dual aspect living room with front aspect double glazed 'bow' window and French doors to the rear garden. Two radiators. Chimney breast with feature fireplace. Door to:



#### KITCHEN

10' 0" x 7' 0" (3.05m x 2.13m) Rear aspect double glazed window. The kitchen comprises a stainless steel single drainer sink unit with chrome mixer tap and cupboard under. Further wall and base level cupboard and drawer units with roll top work surfaces and tiled surrounds. Glass fronted display cabinets and plate rack. Integral appliances include gas hob with cooker hood over and oven. Spaces for washing machine and fridge. Door to under stairs storage cupboard where the wall mounted boiler is.

#### FIRST FLOOR LANDING

Access to the loft space. Doors to all bedrooms, shower room and airing cupboard housing the immersion tank.

#### DOUBLE BEDROOM

13' 0" x 9' 7" (3.96m x 2.92m)

Front aspect double glazed window. Radiator.

#### DOUBLE BEDROOM

10' 3" x 9' 0" (3.12m x 2.74m) Rear aspect double glazed window. Radiator. Built in twin door wardrobe.

#### BEDROOM

8' 9" x 6' 5" (2.67m x 1.96m)

Front aspect double glazed window. Radiator.



#### SHOWER ROOM

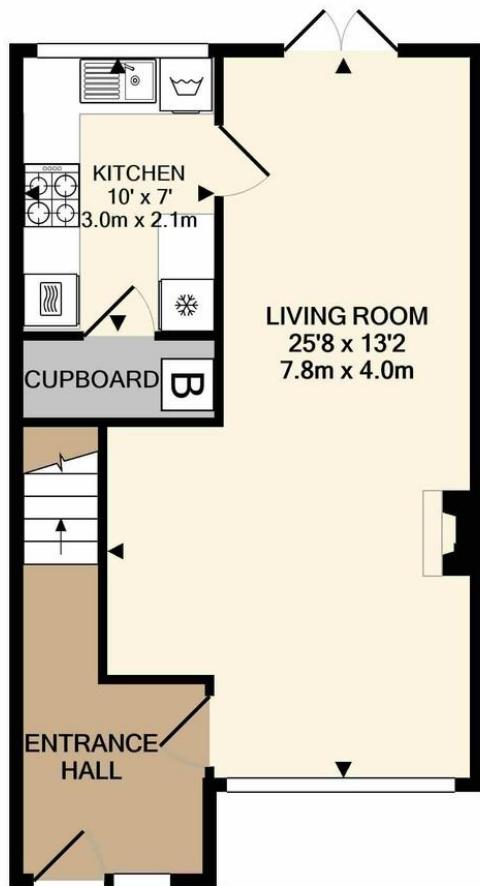
7' 0" x 5' 5" (2.13m x 1.65m)

Rear aspect double glazed window. Three piece white suite comprising a tiled shower enclosure with Mira electric shower, wash hand basin and wc. Tiled flooring and walls.

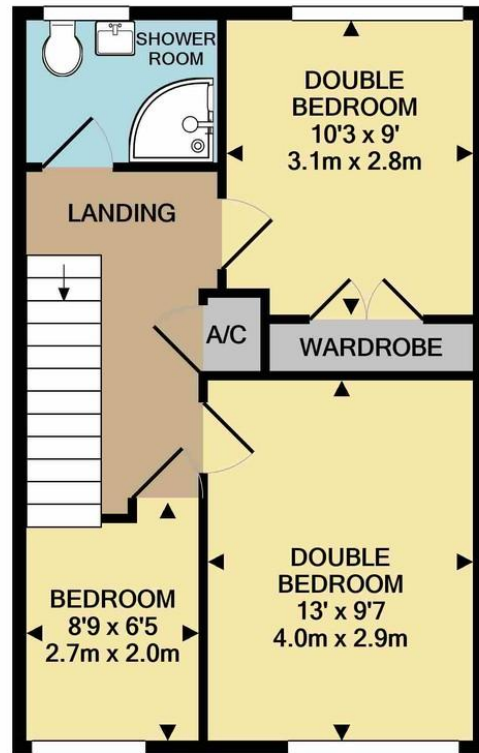
#### ADDITIONAL INFORMATION

NFDC Council Tax band is C. There is no onward chain with this house.





GROUND FLOOR  
APPROX. FLOOR  
AREA 436 SQ.FT.  
(40.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 413 SQ.FT.  
(38.4 SQ.M.)

**TOTAL APPROX. FLOOR AREA 849 SQ.FT. (78.9 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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Hotspur House  
Prospect Place  
Hythe  
SO45 6AU

[www.hytheandwaterside.com](http://www.hytheandwaterside.com)  
[wayne@hytheandwaterside.com](mailto:wayne@hytheandwaterside.com)  
0238 0845 434

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements