Rossan Avenue Warsash Southampton Hampshire SO31 9JQ

£280,000











- Ideal family home with living accommodation over three floors

Ref: PRA12783

Viewing Instructions: Strictly By Appointment Only

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General Description

A three bedroom family home set in a sought after Warsash location backing on to the nature reserve. The versatile accommodation is spread over three floors with the added benefit of a garage en bloc.

Accommodation

Outside

Front garden laid to lawn and shingle with a paved area leading to front door. One allocated parking space.

Kitchen (11' 2" x 12' 10") or (3.40m x 3.90m)

UPVC double glazed front door. Double glazed window to front. Laminate flooring. Skirting boards. Full range of matching wall and base units. One of the wall units houses the boiler. Wood effect work surfaces. Stainless steel sink and drainer with chrome mixer tap. Range cooker with stainless steel extractor hood above. Space and plumbing for dish washer and washing machine. Inset spotlights. Chrome ladder style heated towel rail. Doorway giving access to staircase rising up to first floor. Opening to hallway.

Hallway

Continuation of laminate flooring. Doorways to lounge, WC and strorage cupboard.

W.C. (4' 0" x 6' 8") or (1.22m x 2.04m)

Continuation of laminate flooring. Low level WC with cistern. White hand wash basin with chrome mixer tap.

Lounge (13' 3" x 12' 10") or (4.05m x 3.90m)

Double glazed French door to conservatory. Carpet. Skirting boards. Radiator. Under stairs storage cupboard housing electric meter and breaker switches.

Conservatory (6' 4" x 9' 11") or (1.93m x 3.01m)

Double glazed on three sides. Poly carbonate roof. Double glazed French doors open out to back garden. Laminate flooring.

Landing

Carpet. Radiator. Large storage cupboard with lighting. Doorways lead to all rooms on first floor. Carpeted staircase rising up to the master bedroom on the second floor.

Bedroom 2 (11' 2" x 12' 10") or (3.40m x 3.90m)

Double glazed window to rear. Carpet. Skirting boards. Radiator. Access to loft space.

Bedroom 3 (8' 2" x 12' 10") or (2.49m x 3.90m)

Double glazed window to front. Carpet. Skirting boards Radiator.

Bathroom (5' 10" x 7' 1") or (1.77m x 2.15m)

Vinyl flooring. Skirting boards. Low level WC with concealed cistern. White wash basin with chrome mixer tap and vanity unit below. Panel bath with glass screen and chrome rainfall effect shower above. Chrome ladder style heated

towel rail. Spotlights. Extractor fan.

Bedroom 1

Skylight to rear with fitted blind. Carpet. Skirting boards. Radiator. Eaves storage.

GARDEN

Split level, low maintenance garden laid to patio with an area that could be laid to lawn. Wonderfully private, backs on to the nature reserve.

GARAGE

Single garage en bloc. Up and over door.

Other

Fareham Borough Council Tax Band C £1924.04 2026/27 charges.

Services

EPC Rating:77

Tenure

We are informed that the tenure is Freehold

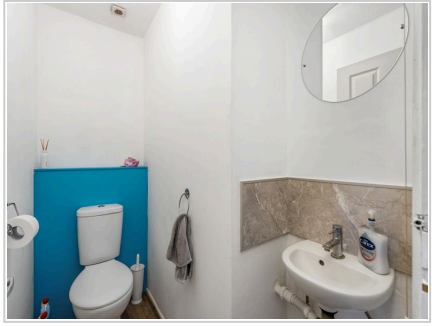
Council Tax

Band Not Specified


















TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

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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