

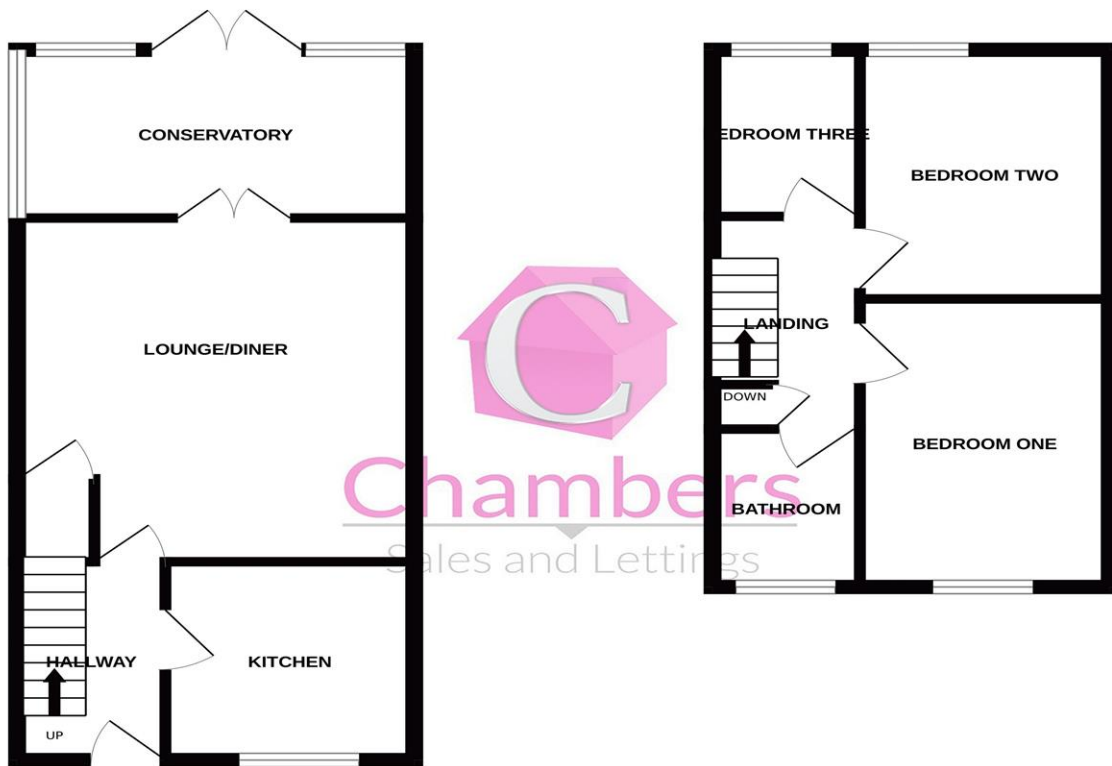


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Chambers
SALES & LETTINGS

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.

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.



FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation





16 Brook Walk Calmore Southampton SO40 2UY

OIEO £200,000

Entrance Hallway

Aluminium front door, radiator, stairs to first floor, door to kitchen, door to lounge/diner.

Kitchen 9' 9" x 9' 0" (2.96m x 2.74m)

Double glazed window to front elevation, fitted wall and base units, inset one and half bowl sink unit, integrated oven and four burner gas hob, plumbing for washing machine and dishwasher, space for tumble dryer,

Lounge 15' 5" max x 15' 3" max (4.70m x 4.66m)

Double glazed doors into sun lounge, fitted gas fire, access to understairs storage cupboard, radiator.

Sun Lounge 14' 9" x 5' 11" (4.5m x 1.8m)

Constructed of single glazing and wood beams, double doors opening onto rear garden.

Bedroom One 12' 8" x 9' 0" (3.87m x 2.75m)

Double glazed window to front elevation, radiator.

Bedroom Two 12' 6" x 8' 0" (3.8m x 2.45m)

Double glazed window to rear elevation, radiator.

Bedroom Three 7' 11" x 6' 11" (2.41m x 2.11m)

Double glazed window to rear elevation, radiator.

Family Bathroom

Double glazed window to front elevation, panel bath with separate shower over, WC, pedestal wash hand basin, radiator,

Front Garden

Mainly laid to lawn with pathway to front door, side access to rear.

Rear Garden

Mainly laid to paving, small area laid to lawn, timber garden shed, rear pedestrian access gate.

Garage 15' 11" x 7' 10" (4.84m x 2.40m)

Situated at the the rear garden with up and over door.

Parking

Direct driveway parking outside the garage at the rear of the property.

Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the

Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

Council Tax

New Forest District Council -Band C



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