Garden Mews Warsash Southampton Hampshire SO31 9GW

£275,000











- Three-bedroom terraced house in sought after over 55s development

Ref: PRA12750

Viewing Instructions: Strictly By Appointment Only

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General Description

Set in the heart of Warsash Village is this well presented, three bedroom, terraced house is situated in the sought-after over 55's development of Garden Mews.

Accommodation

Hallway

Door with opaque lead light effect insets leading into hallway. Laminate flooring. Moulded skirting boards. Coving. Electric wall mounted heater. Door to under stair storage cupboard. Carpeted stairs rising to first floor (fitted with stair lift).

WET ROOM (5' 10" x 6' 1") or (1.77m x 1.85m)

Tiled flooring. Part tiled walls. Low level W.C. Coving. Chrome ladder style heated towel rail. Shaving point. Pedestal hand wash basin. Walk in shower cubicle with tiled surround, glass shower screen and wall mounted shower attachment. Over head heater. Extractor fan.

Lounge (20' 7" x 10' 9") or (6.27m x 3.28m)

Carpet. Box bay window to front. Moulded skirting boards. Moulded coving. Wall mounted electric heater. Wall mounted thermostat for heating. Electric fireplace with marble effect hearth and surround and decorative mantelpiece. Open archway to dining room.

Dining Room (11' 10" x 8' 11") or (3.61m x 2.72m)

Continuation of carpet from lounge. Wall mounted electric heater. Moulded skirting boards. Moulded coving. UPVC double glazed french doors to rear leading out to private decked seating area. Door to kitchen. Open archway to lounge.

Kitchen (12' 5" x 7' 10") or (3.79m x 2.40m)

Vinyl flooring. Fitted wall and base units. Work surface. Tiled splashback. One and a half sink and drainer with chrome mixer tap. Window to rear. Integrated four point electric hob with extractor hood above. Integrated oven and grill. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Coving. Moulded skirting boards.

Landing

Continuation of carpet from stairs. Coving. Moulded skirting boards. Access to loft. Door to airing cupboard housing hot water tank.

Bedroom 1 (13' 7" x 13' 10") or (4.13m x 4.22m)

Carpet. Moulded skirting boards. Coving. Wall mounted electric heater. Window to front. Fitted wardrobes. Door to storage cupboard with Velux window and light.

Bedroom 2 (12' 9" x 9' 10") or (3.89m x 3.0m)

Carpet. Moulded skirting boards. Coving. Wall mounted electric heater. Window to rear with views across Strawberry Fields and towards Southampton Water.

Bedroom 3 (12' 9" x 7' 2") or (3.89m x 2.18m)

Carpet. Moulded skirting boards. Coving. Wall mounted electric heater. Window to rear with views across Strawberry Fields and towards Southampton Water. Door to built in wardrobe.

Bathroom (7' 6" x 6' 6") or (2.29m x 1.99m)

Vinyl flooring. Part tiled walls. Moulded skirting boards. Chrome heated towel rail. Pedestal hand wash basin. Low level W.C. Panelled bath with tiled surround. Coving. Over head heater. Extractor fan. Wall light with shaving point.

Outside

Private decked seating area with electric awning looking towards communal gardens and views across to Southampton Water.
Private single garage on block. Visitor and residents parking. Beautiful communal garden and courtyard. Access to laundry room.

Other

Fareham Borough Council Tax Band E £2645.56 2025/26 charges.
57 years remaining on lease.
Ground rent approximately £314 per year.
Service charge approximately £4334 per year.
Vendors position: No onward chain

Services

EPC Rating:49

Tenure

We are informed that the tenure is Leasehold

Council Tax

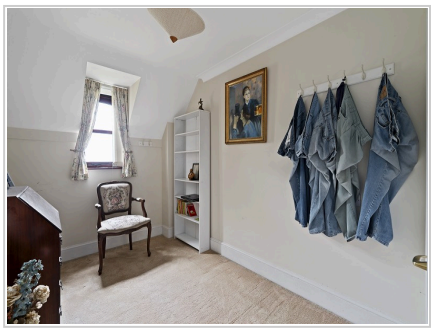
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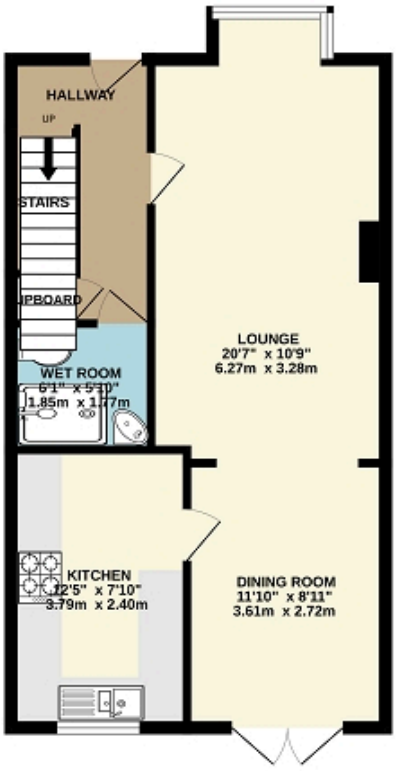


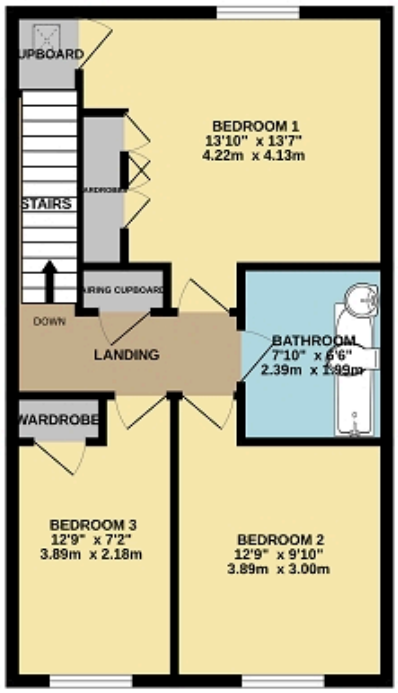




GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.





TOTAL FLOOR AREA : 1010 sq.ft. (93.9 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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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.