



WHITE & GUARD



41 Brook Close
Swanmore
Southampton
SO32 2FP



41 Brook Close Offers In Excess Of £375,000

INTRODUCTION

Situated in the heart of Swanmore this beautifully presented three-bedroom end terrace family home.

Offers well-proportioned accommodation throughout and briefly comprises a spacious entrance hall, 18ft sitting room, kitchen/dining room, and cloakroom.

On the first floor there are three bedrooms, a master bedroom with en-suite facilities, two further bedrooms and a family bathroom.

There are two parking spaces to the front of the property and a low maintenance rear garden. An internal viewing is essential to appreciate all that the property offer.

Viewings are highly recommended.





LOCATION

The village of Swanmore benefits from both primary and senior schools with Swanmore College being a co-educational secondary school. The village also benefits from a store, recreation ground, several local pubs and the local area is surrounded by beautiful countryside. Swanmore neighbours the pretty market town of Bishops Waltham which offers a broad range of shops and local amenities, Botley which has a mainline railway station with both Southampton Airport and M27 motorway access routes also being within easy reach.

INSIDE

The front door opens directly through to the spacious entrance hall which has stairs leading to the first floor. The hallway provides access to the well-proportioned sitting room which is found to the rear of the property and is a lovely bright room with window to the rear and doors opening to the rear garden. The kitchen/dining room is found to the front of the property with a window to the front aspect. The kitchen has been fitted with a range of contemporary wall and base units with cupboards and drawers under and worktops over. There is a built-in electric oven, hob with extractor over and a range of integrated appliances including a fridge, freezer, dishwasher and washing machine. The cloakroom has a window to the front aspect and is fitted with a wash hand basin and WC.

On the first floor the landing provides access to all bedrooms and the family bathroom. The feature master bedroom is found to the front of the property which has a fitted wardrobe and benefits from an en-suite comprising a walk-in shower, wash hand basin and WC with complementary tiling. Bedroom two with windows overlooking the rear garden, whilst bedroom three is situated at the front. The family bathroom with window to the rear aspect and is fitted with a panel enclosed bath, wash hand basin and WC with complementary tiling.

OUTSIDE

There is a small front garden and parking for two vehicles and a pedestrian door leading to the rear garden. The garden itself is mainly laid to lawn with a patio area and then fully enclosed with fence panelling.



SERVICES:

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

TENURE:

Freehold

COUNCIL TAX:

Band D
Winchester City Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	100
(81-91)	B	
(69-80)	C	
(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	
WWW.EPC4U.COM		

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