

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNNS
& MANNNS
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

MERCURY GARDENS, HAMBLE, SOUTHAMPTON, SO31 4NZ



BEAUTIFUL TWO BEDROOM LINK-DETACHED BUNGALOW OCCUPYING A CORNER PLOT WITH A LOVELY MANICURED REAR GARDEN, DRIVEWAY AND CARPORT. THE PROPERTY IS IN CLOSE PROXIMITY TO LOCAL AMENITIES AND THE LOCAL CREEK. EARLY VIEWING IS HIGHLY RECOMMENDED.

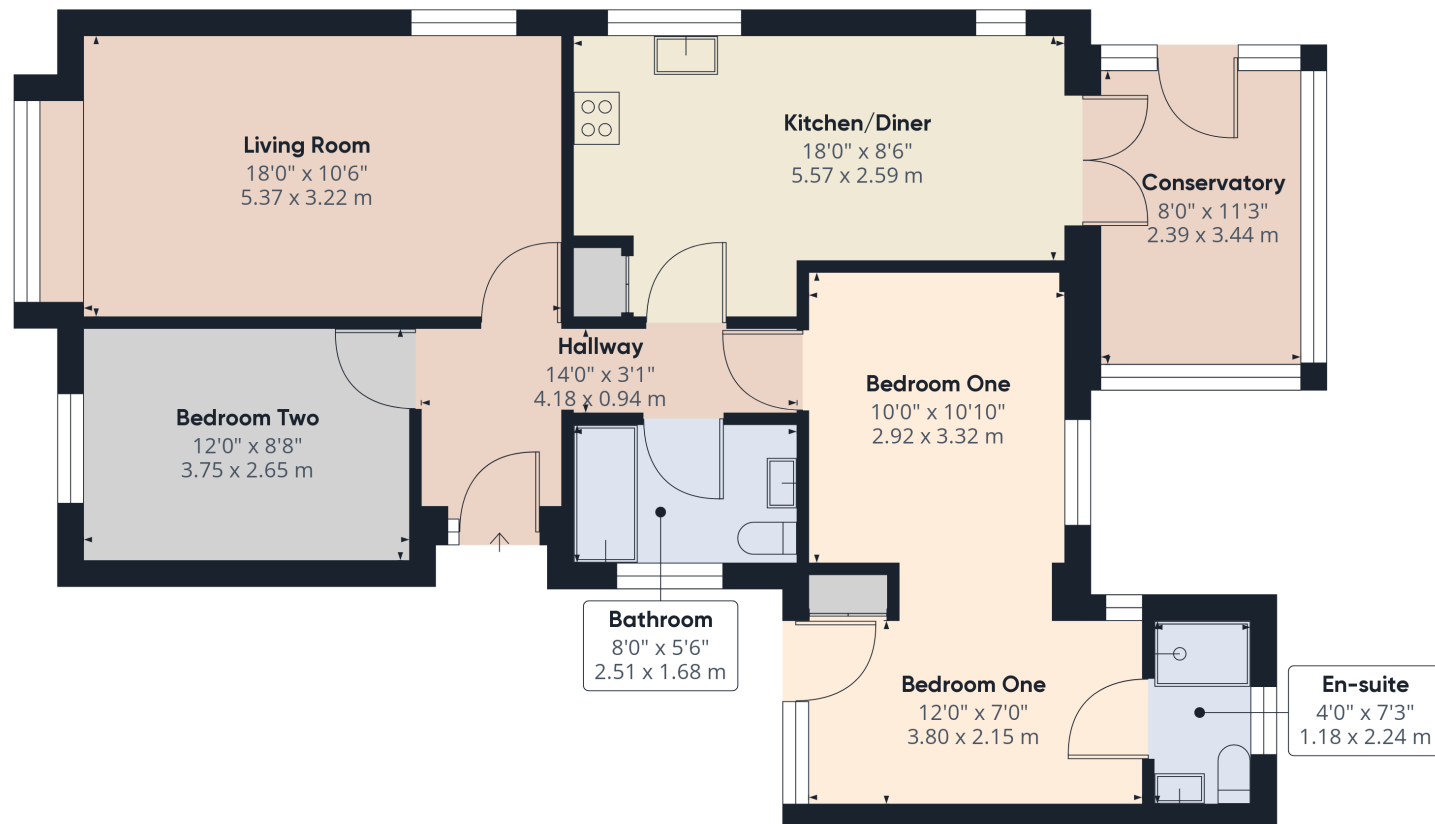
£450,000 Freehold

This beautiful two bedroom link detached bungalow occupies a corner plot and is nestled in the highly desirable residential location of Mercury Gardens. The property has been lovingly refurbished by the owner and offers a perfect blend of modern design and comfortable living, creating an inviting space that the new homeowner will be proud to call their own.

The tranquil location provides an escape from the hustle and bustle of everyday life, whilst still being conveniently close to local amenities. Mercury Gardens boasts access to the local creek offering stunning scenery and, for the water enthusiasts, a public slipway where paddleboard or dinghy users often launch. Whether you enjoy walks along the river or socialising with friends and neighbours, this home offers the perfect balance of peaceful living and community spirit.

Briefly, the accommodation comprises of a hallway, living room, kitchen/diner, two bedrooms one with an en-suite, a bathroom and conservatory. Externally, the dwelling offers a driveway and carport, there are gardens to the front and rear.

Don't miss out on the opportunity to make this property your new home. Contact us today to arrange a viewing and experience the charm of this delightful residence and setting for yourself.



The Local Area

Hamble is a picturesque village situated on the South Coast of England, ideal for anyone wanting to discover some of Hampshire's best coastline and countryside. With superb riverside views and walks, Hamble village and its quaint cobbled streets offer an alternative shopping and dining experience. Steeped in history, the village played a role in the World War Two D-Day landings.

Whilst the village has retained its character, the surrounding area has grown to support three marinas and a host of shops, pubs and restaurants, services and businesses. There are woodland and coastal walks to enjoy. Two country parks are situated nearby; The Royal Victoria Country Park and River Hamble Country Park.

The community benefits from local junior and senior schools, children's clubs, Hamble Parish Council, Hamble River Singers and a library to name a but few.

The sporting opportunities include sailing clubs such as the Hamble River Sailing Club, Royal Southern Yacht Club, Warsash Sailing Club etc.

Within Hamble, there are three marinas; Hamble Point, Port Hamble and Mercury Marinas.

Hamble Point Marina offers 230 berths and lies at the mouth of the River Hamble, with access to the world famous waters of the Solent, a magnet for competitive sailors from around the globe, it's a favourite with racing and cruising yachtsman alike.

Port Hamble Marina offers 310 berths is situated on the River Hamble in the heart of the South Coast's sailing scene. The marina has a proud heritage of refitting and maintaining racing yachts, a tradition that continues today with many different yacht services based at the marina.

Offering 360 berths the Mercury Marina was originally built by Sir Robin Knox Johnson. Mercury Yacht Harbour is situated in a sheltered wooded site where the shallow waters of Badnam Creek join the River Hamble. The marina offers deep water at all states of tide and among its excellent facilities are a chandlery as well as a bar and restaurant with waterfront views.

Whatever your boating style, the River Hamble makes it an ideal base from which to explore the Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight yacht havens, Lyminster or Poole. When heading upriver in a tender to Botley you can enjoy some truly spectacular scenery.

Hamble is accessible by a range of public transport links. It has bus routes running from Southampton City Centre to Hamble and vice versa, a train station with lines to Southampton Central and Portsmouth Harbour with onward links to London, and the Pink Ferry service from Hamble to Warsash. By car, Hamble is approximately 3 miles from the M27 J8.



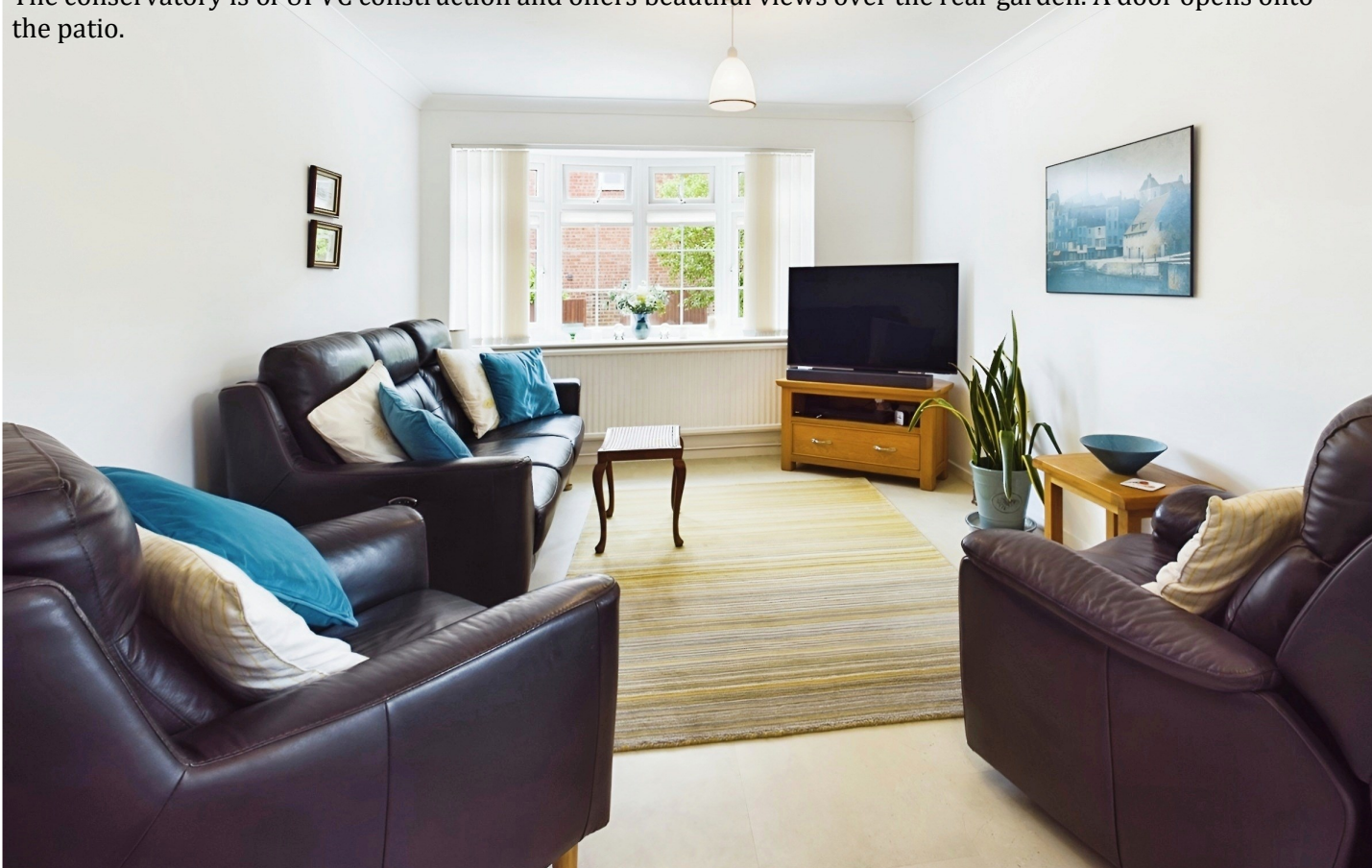
Accommodation

Upon entering the property, you are greeted by the hallway with space to de boot and hang your outdoor wear. There are doors to principal rooms and a loft access point.

The well-proportioned living room is a light and airy room with windows to both the front and side aspects. It offers a lovely spot for relaxing at the end of the day.

The contemporary style kitchen/diner comprises of a range of wall and floor mounted units with a worksurface and matching upstands over. This well-equipped kitchen will prove popular with culinary enthusiasts and offers a 1 ½ bowl sink and drainer, eye level double oven, four-ring gas hob with an extractor hood over, space and plumbing for a washing machine, integrated dishwasher and further appliance space. There are side elevation windows in the kitchen and dining areas, French doors from the dining area open into the conservatory.

The conservatory is of UPVC construction and offers beautiful views over the rear garden. A door opens onto the patio.





Bedroom one is of generous proportions and benefits from lots of natural light with windows to three walls and door allowing access to the carport. The room has been divided into two areas, one is perfect for relaxing, the other, currently used as a study, could make the perfect dressing area. A door opens into the modern en-suite equipped with a shower cubicle, WC, wash hand basin with storage beneath and heated towel radiator.

Bedroom two is a good-sized double room with a front elevation window overlooking the front garden and driveway.

The contemporary bathroom comprises of a panel enclosed bath with a handheld shower attachment over, a concealed cistern WC and a wash hand basin with storage beneath. There is heated towel radiator, extractor fan and a side elevation obscured window.



Outside

The property is approached by a driveway providing off-road parking and leading to a carport. The front garden is laid to shingle and is wall enclosed to one side. A wooden pedestrian gate allows access into the rear garden.

The generously sized rear garden is enclosed by a combination of timber fencing and a wall and is largely laid to lawn with well-manicured decorative borders containing a vast array of established plants, shrubs and trees. A patio adjacent to the dwelling offers a lovely spot for outdoor entertaining and al-fresco dining.





EPC to follow

COUNCIL TAX BAND: D - Eastleigh Borough Council.

UTILITIES: Mains gas, electric, water and drainage.

SOLAR PANELS: Lease is residue of 25 years and 3 months from 7th April 2011. We have been advised by our Vendor that there are no current maintenance charges.

IMPORTANT INFORMATION: Please note the previous owners have installed spray foam insulation. Potential buyers should check with their lender if this is acceptable prior to arranging a survey.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

Tel: 02380 404055 Web: www.mannsandmanns.co.uk

1 & 2 Brooklyn Cottages
Portsmouth Road
Southampton
SO31 8EP



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNS.

Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.