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AVRO COURT, HAMBLE, SOUTHAMPTON, SO31 4FJ



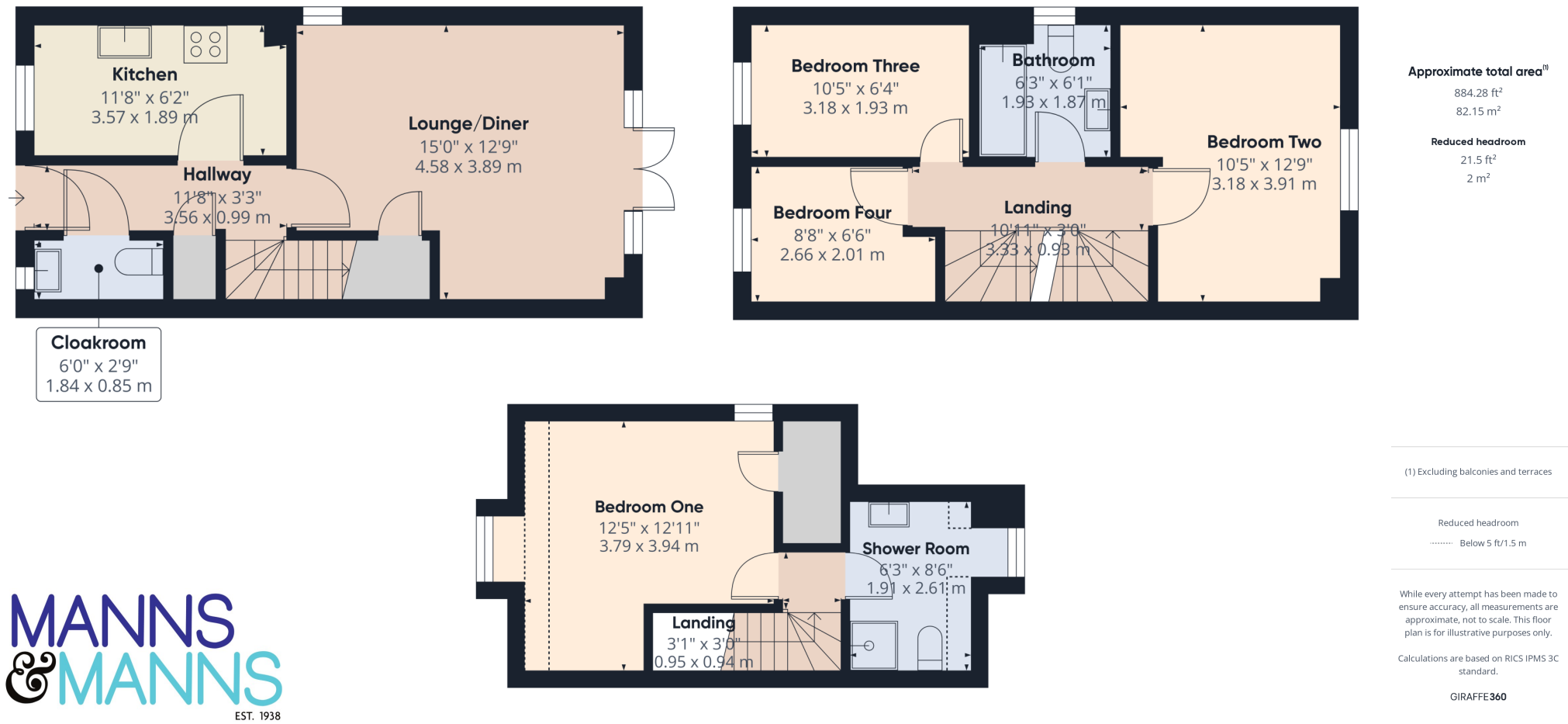
FOUR BEDROOM END OF TERRACE TOWNHOUSE IN THE POPULAR RESIDENTIAL LOCATION OF HAMBLE, WITH AN ENCLOSED GARDEN AND ALLOCATED PARKING SPACE. IDEALLY SITUATED FOR LOCAL AMENITIES, SCHOOLS AND GREEN SPACES.

Guide Price £260,000 Freehold

Four bedroom end of terraced townhouse situated in the popular residential location of Hamble. Built in approximately 2004 with a pitched tiled roof and presenting brick and render elevations, the dwelling benefits from gas fired heating and double glazing.

The property offers versatile living accommodation and is arranged over three floors. The ground floor comprises a hallway, lounge/diner, kitchen and a cloakroom. On the first floor are three bedrooms and a bathroom. The second floor houses the principal bedroom and a shower room.

Conveniently situated for local green spaces, school and the shops, public houses and restaurants in and around Hamble Waterfront this property will make a lovely family home. Call us today to arrange a viewing.



The Local Area Of Hamble

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 Marina.

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.

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.





Ground Floor

The property welcomes you into the hallway offering doors to all rooms, stairs rising to the first floor and a storage cupboard.

The lounge diner is a well-proportioned room with French doors and windows to the rear elevation looking out onto the garden area. There is a useful understairs cupboard providing a handy storage solution.



The kitchen comprises a range of wall and floor mounted units with a rolltop worksurface over. There is a built under electric oven, four ring gas burner hob with an extractor over, space and plumbing for washing machine and slimline dishwasher, and further appliance space. The kitchen benefits from a front elevation window.

The ground floor accommodation is completed by the convenience of a cloakroom with a wash hand basin and low-level WC.

First Floor

Ascending to the first floor landing, there are doors to all rooms and stairs rising to the second floor.

Bedroom two is a well-proportioned double room with a rear elevation window. Bedrooms three and four both offer front elevation windows.

The family bathroom comprises a panel enclosed bath, wash hand basin with storage beneath and a low-level WC. There is a side elevation obscured window.



Second Floor

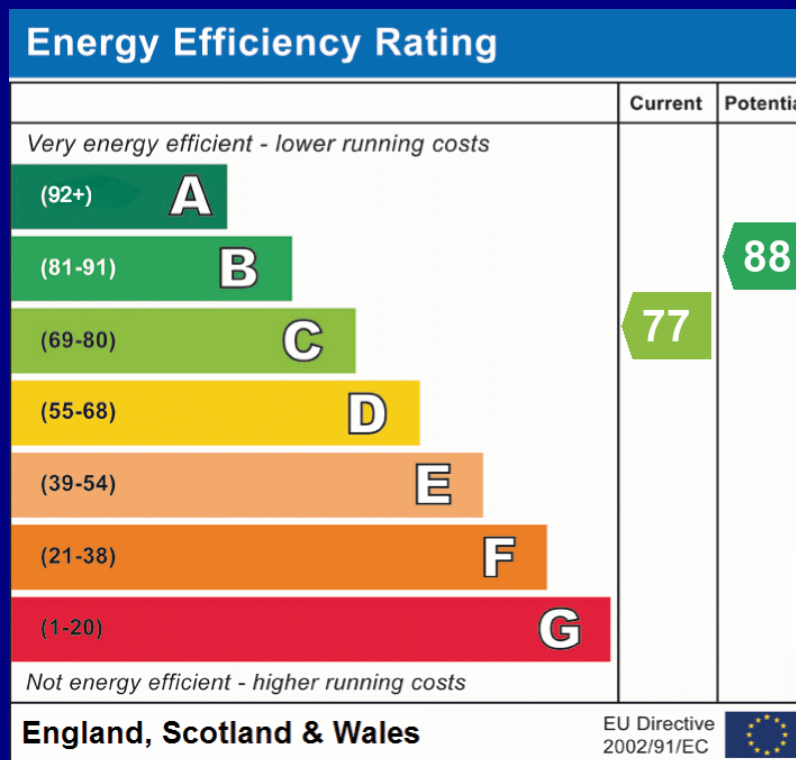
Rising to the second floor, the landing offers doors into bedroom one and the shower room. Bedroom one is a spacious double room with windows to the front and side elevations. This bedroom boasts a walk-in wardrobe.

The shower room comprises a shower cubicle, wash hand basin with a vanity unit, and a low-level WC. The room benefits from a rear elevation obscured window.

Outside

The property is approached by a footpath leading to the entrance door under a storm porch. The rear garden is enclosed by timber fencing with a pedestrian access gate and is largely laid to shingle.





COUNCIL TAX BAND: D - Eastleigh Borough Council. Charges for 2024/25 £2,165.22.

UTILITIES: Mains gas, electricity, water and drainage.

ESTATE MANAGEMENT CHARGE: £360.60 per year to cover communal areas around the properties in Avro Court.

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

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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.