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**MERCURY GARDENS
HAMBLE
SOUTHAMPTON
SO31 4NZ**



**MANNS & MANNS ARE DELIGHTED TO MARKET THIS THREE BEDROOM LINK-DETACHED BUNGALOW, IN A SOUGHT AFTER RESIDENTIAL LOCATION, JUST A SHORT STROLL FROM THE CREEK. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE BOTH THE ACCOMMODATION AND LOCATION ON OFFER.
NO FORWARD CHAIN.**

Guide Price £475,000 to £500,000 Freehold

The Local Area

Hamble-Le-Rice is a picturesque Village situated on the South Coast of England, renowned for the local sailing facilities, Marinas, Sailing Clubs, eating and drinking establishments and beautiful Riverside walks.

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 Manor Farm Country Park.

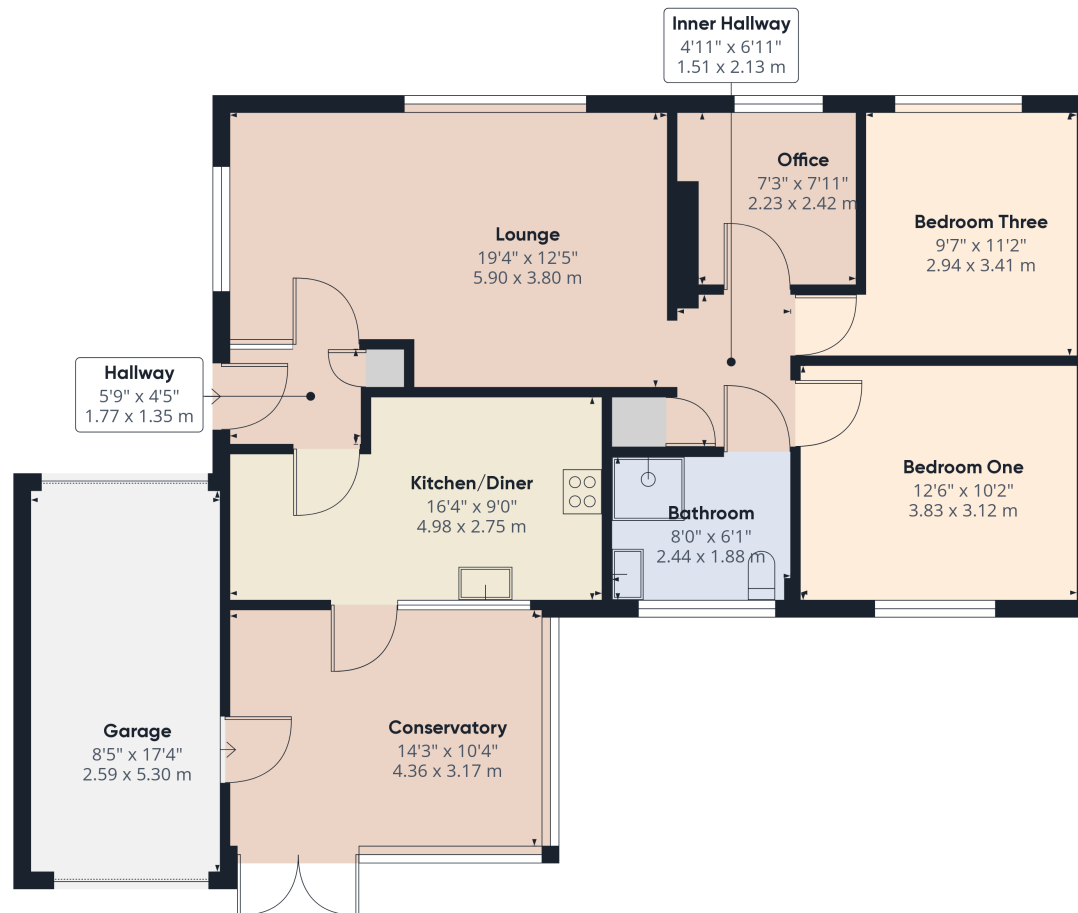
The community benefits from local junior and senior schools, children's clubs, Hamble Parish Council, Hamble River Singers and the mobile library to name a few. The sporting opportunities include sailing clubs such as the Hamble River Sailing Club, Royal Southern Yacht Club, Warsash Sailing Club.

Hamble is easily accessible by a range of public transport links. It has bus routes running from the Southampton City Centre to Hamble and vice versa, train station with lines to Southampton Central and Portsmouth Harbour and the Pink Ferry service from Hamble to Warsash.

By car, Hamble is approximately 3 miles from M27 J8.

Key Features

- ◆ Lounge
- ◆ Kitchen Diner
- ◆ Three Bedrooms
- ◆ Bathroom
- ◆ Conservatory
- ◆ Off Road Parking
- ◆ Front And Rear Gardens



Approximate total area⁽¹⁾

1116.87 ft²

103.76 m²

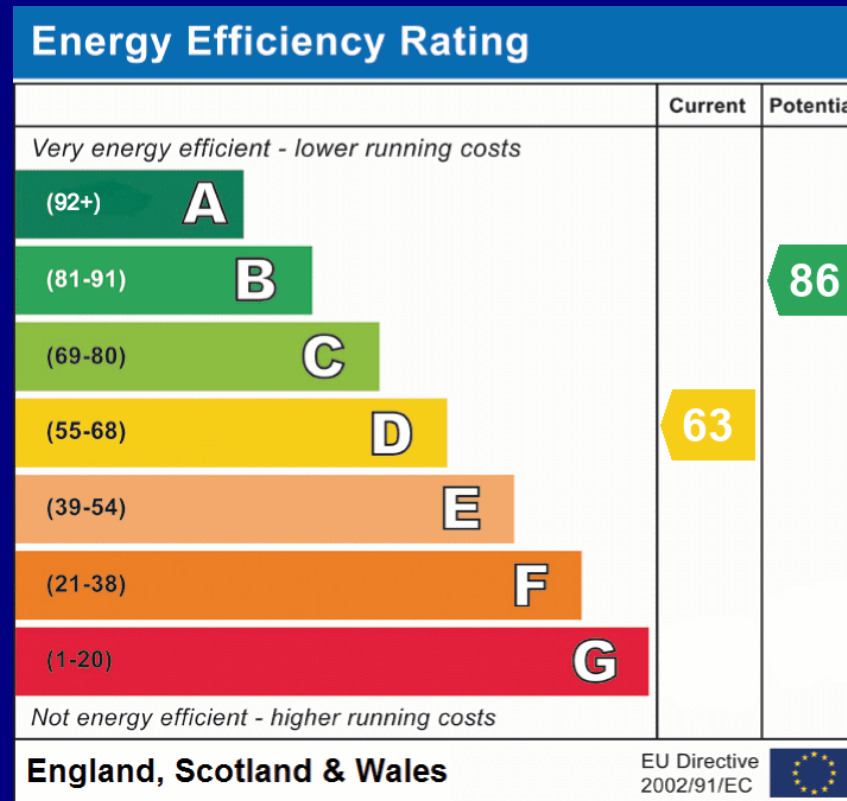
Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Accommodation

Nestled in a popular residential location, in close proximity to the River Hamble and just a short stroll from the creek, this bungalow offers the perfect fusion of comfort and convenience to any discerning purchaser. There is a generously sized lounge and a kitchen diner comprising of a range of matching wall and floor mounted units. The kitchen flows into a bright and airy conservatory, which overlooks the enclosed rear garden and is perfect for entertaining. With three bedrooms, one of which is currently utilised as an office, and a bathroom, this well-appointed, versatile property is a perfect choice for all lifestyle needs. Externally, the dwelling benefits from generous gardens to the front and rear and driveway parking for multiple vehicles.



COUNCIL TAX BAND: D - Eastleigh Borough Council
UTILITIES: Mains gas, electricity and drainage
Viewings strictly by appointment with Manns and Manns only.
To arrange a viewing please contact us.

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



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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.