



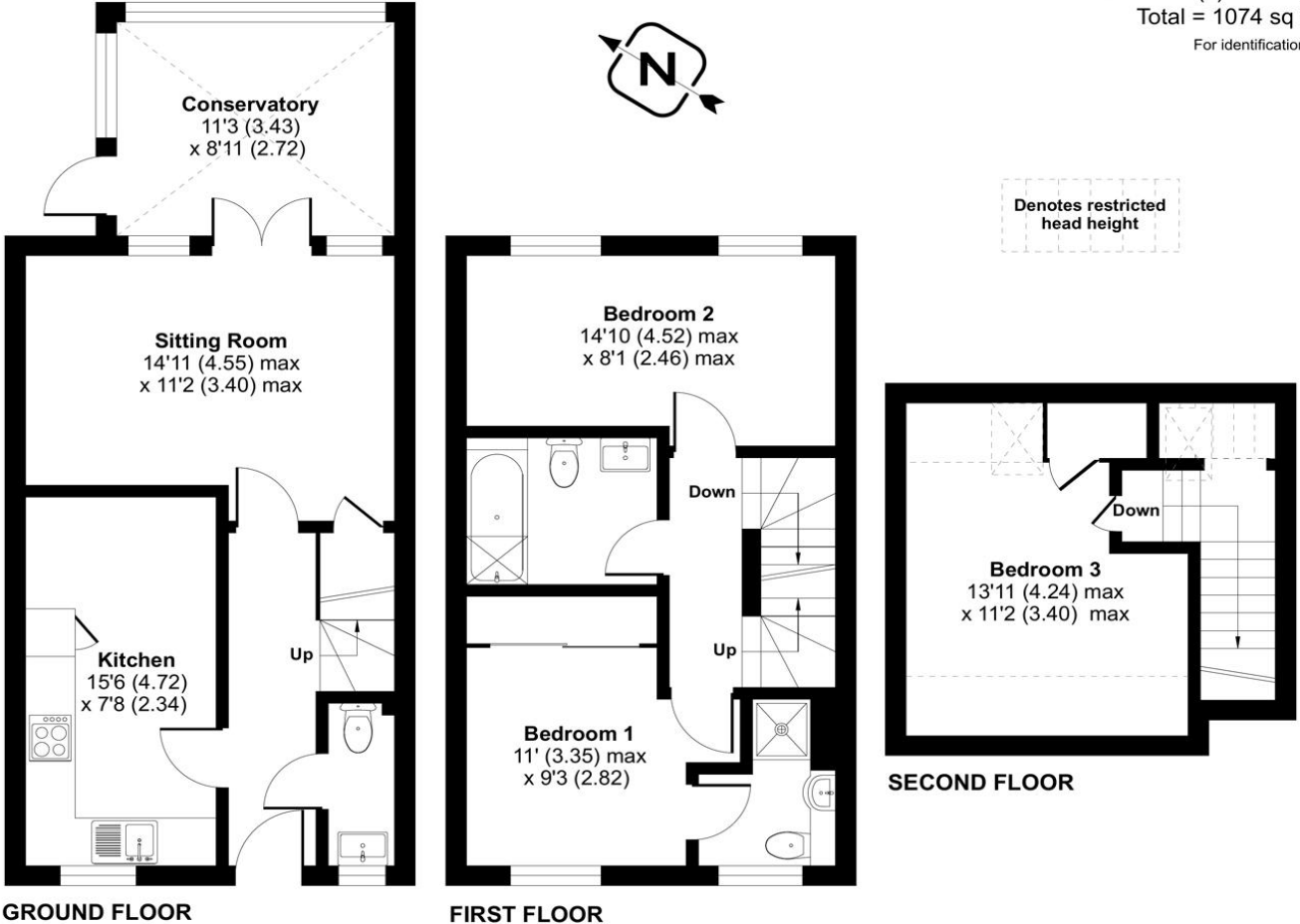
Edwards Close, Shedfield, Southampton, Hampshire, SO32 2HB



ACCOMMODATION

A very smartly presented three-bedroom, two-bathroom townhouse situated in a pleasant, quiet cul de sac in Shedfield. This attractive modern property enjoys accommodation over three floors, and benefits from a lovely conservatory extension. There is also a good size sitting room, and a contemporary kitchen on the ground floor. On the first floor you'll find the principal bedroom with en suite shower room, another double size bedroom, and a modern family bathroom. A staircase continues to the second floor where there is another good size double bedroom. The rear garden is neat and enclosed with a pretty leafy outlook, mainly lawn with shrub borders and a patio area for al fresco entertaining.

Approximate Area = 1018 sq ft / 94.5 sq m
 Limited Use Area(s) = 56 sq ft / 5.2 sq m
 Total = 1074 sq ft / 99.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1116461

SITUATION

The house is situated in a charming village within the Meon Valley with good bus services, public houses, church, school and recreation ground. The nearby towns of Botley, Hedge End, Wickham and Bishops Waltham offer a range of amenities. Winchester (55 minutes) and Southampton Parkway (1 hour) both offer mainline railway services to London Waterloo.



SPECIFICATION

- Fabulous cottage style townhouse
- Three double bedrooms
- Conservatory extension
- Two bathrooms
- Off road parking
- Lovely rear garden
- Quiet cul de sac position

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: C

OFFERS IN EXCESS OF £350,000

TENURE

Freehold

£20 Monthly Estate Management Charge

SERVICES

Mains Gas, Electricity, Water and Drainage