



£400,000
Freehold

8 Rothschild Drive, Sarisbury Green
Southampton, Hampshire SO31 7NS



Quick View

	3 Bedrooms		Garage
	1 Living Room		2 Bathrooms
	Detached House		EPC Rating C
	Parking for Two		Council Tax Band D

Reasons to View

- This 2015-built three-bedroom detached home is offered for sale with no onward chain and really does need to be on your ‘to view’ list if you want to get things moving.
- The ground floor offers family-friendly accommodation with a spacious sitting room with dining space and a very useful ground floor cloakroom.
- On the first floor you will find two double bedrooms and a single with an ensuite shower room to the first bedroom, so no queues in the morning.
- If Sunday lunch out is on the agenda, The Orange Grove Hotel is just a short stroll away. Luckily, so is Holly Hill Leisure Centre, so you can burn it all off!
- The enclosed rear garden provides that all-important outside space to sit, relax, let the kids play and perhaps even enjoy a glass of something fizzy.
- With parking for up to two cars and an oversized garage, parking won’t be a problem after a hard day at the office.

Description

The front door opens into the reception hall with stairs, a window to the side, cloak cupboard and door to the living room. With dual aspect windows and French doors that take you out onto the garden and a storage cupboard perfect for the vacuum, ironing board etc. The kitchen has a practical layout with worksurfaces, cupboards and drawers under, matching eye-level units, an inset four-ring gas hob with fume hood over and eye-level oven. An inset sink and integrated full-height fridge/freezer. There is an integrated Baxi combination boiler. The downstairs toilet has a W.C. and wash hand basin.

On the first floor you will find a large landing cupboard housing the Vent-Axia air recirculation system, doors leading to all three bedrooms, the first of which has built in wardrobe space and an en suite with shower, W.C. and vanity basin. Bedroom two is also a double and a single third bedroom. The family bathroom comprises a white suite with panelled bath and independent shower over, wash hand basin and W.C.

Outside the rear garden is mainly laid to lawn with patio area, gated access to the side. To the side of the property there is off road parking for two cars. The driveway leads you to the oversized garage with power and light connected and personnel door into the garden.

Other Information

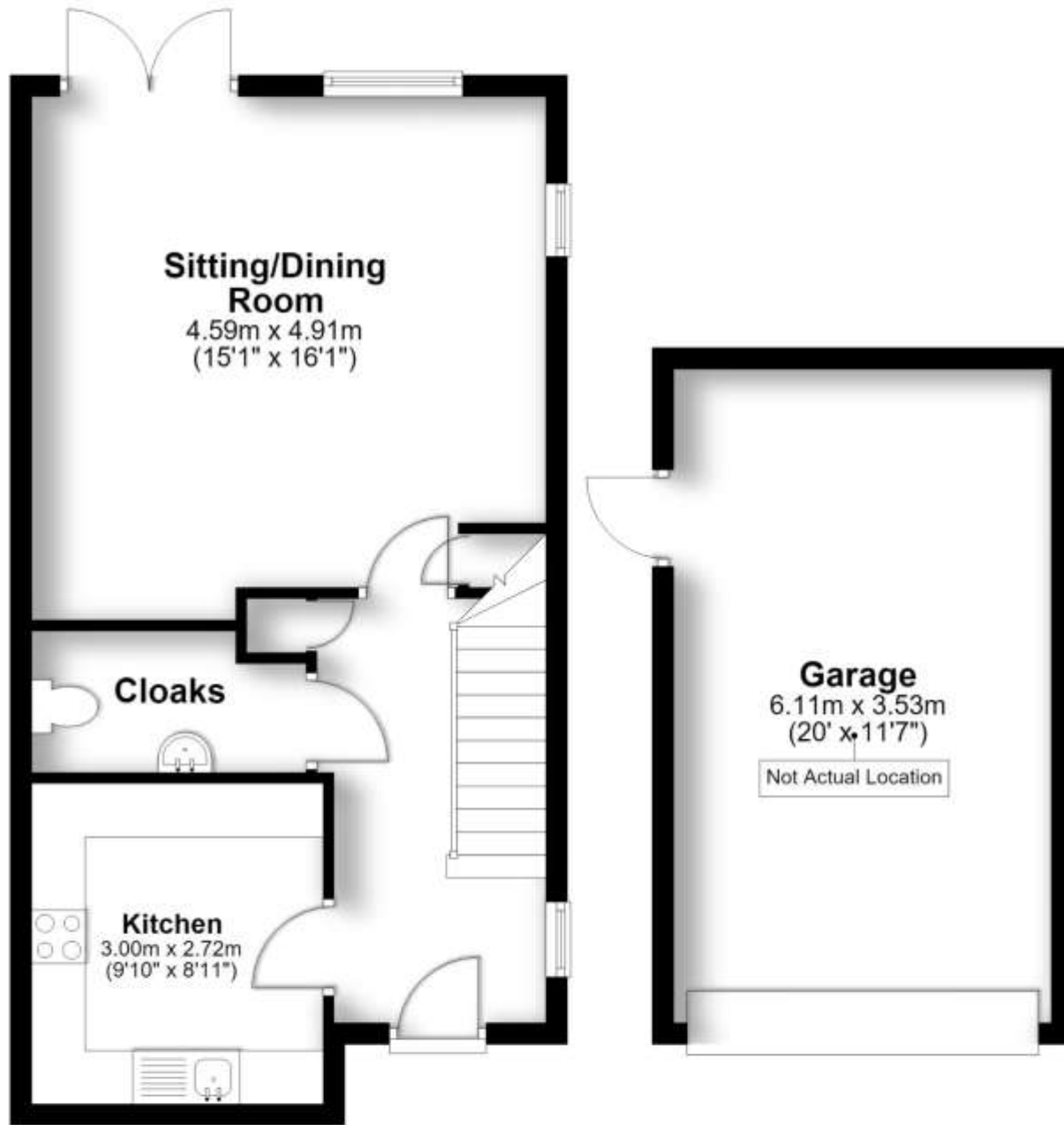
There is an annual estate charge of ***£396.58 payable to ermc Ltd**, which covers maintenance of the communal green spaces, front gardens and front lower window cleaning. *** TBC**

Directions

<https://what3words.com/saved.itself.pixies>

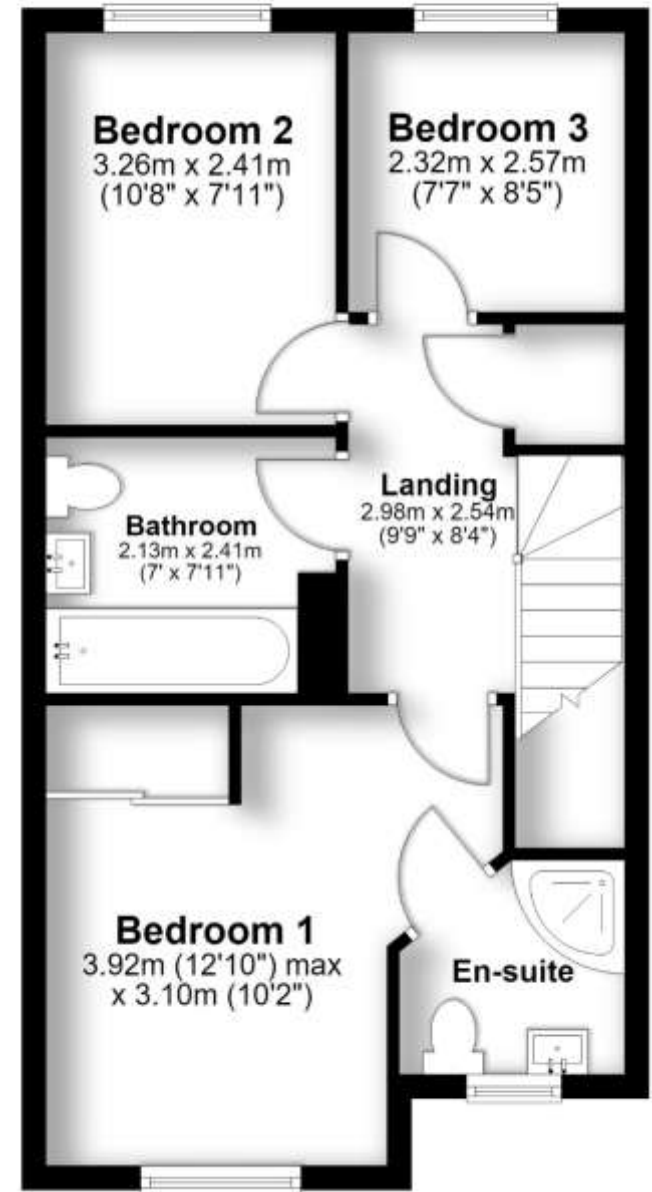
Ground Floor

Approx. 65.2 sq. metres (701.7 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



Total area: approx. 109.5 sq. metres (1179.0 sq. feet)

Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £12 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
 Email us sales@robinsonreade.co.uk Visit us www.robinsonreade.co.uk
 Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast