



fieldpalmer
ESTATE AGENTS

Bitterne
023 8042 2600



9 Ferndene Way, Midanbury, Southampton, Hampshire, SO18 4SZ

Offers Over £270,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Ferndene Way! The current owner has done an incredible job of reconfiguring this home and maximising the internal space. You are welcomed by a bright entrance hall with doors leading to the primary rooms. The open-plan kitchen/dining/living room is flooded with natural light, with multi-aspect windows and French doors leading to the garden. The kitchen area offers a range of cabinets with a granite working surface over. There is a separate dual-function "lootility" room, which provides space for a washing machine and WC. Upstairs will continue to impress! There are three bedrooms, two we consider as "double" rooms and a modern bathroom. Externally, the rear garden enjoys a south-easterly aspect and a great degree of privacy. There is rear vehicular access and a detached garage with power and light connected. To the side of the property there is a substantial and secure bike store. This property also benefits solar panels!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Approach

Entrance Hall:

Smooth ceiling inset spotlights, stairs rising to first floor, vertical radiator, doors to:

Utility/Cloak Room:

Smooth ceiling with inset spotlights, UPVC double glazed obscured windows to front and side, solar panel controls, base unit with work surface over, stainless steel sink inset, space for washing machine, WC with inset hand basin, radiator.

Open Plan Living Area/Kitchen

15' 6" (4.72m) reducing to 11'5" (3.48m) x 21' 10" (6.65m) reducing to 10'8" (3.25m)::

Kitchen Area: Smooth ceiling with inset spotlights, UPVC double glazed obscured window to side and UPVC double glazed French doors to rear opening onto garden, wall, base and drawer units with granite work surface over, bowl and a half sink inset with moulded drainer to side, built-in oven and microwave, five-ring gas hob, space for fridge/freezer. Lounge/Diner Area: Smooth ceiling with inset spotlights, dual aspect UPVC double glazed windows to front and rear, open fire, vertical radiator.

Landing:

Smooth ceiling with inset spotlights, hatch providing access to loft space, doors to:

Master Bedroom

12' 4" (3.76m) max x 10' 8" (3.25m)::

Smooth ceiling with inset spotlights, UPVC double glazed window to rear enjoying elevated views, built-in storage, radiator.

Bedroom Two

10' 1" (3.07m) x 12' 5" (3.78m) max::

Smooth ceiling with inset spotlights, UPVC double glazed window to rear enjoying elevated views, radiator.

Bedroom Three

8' 2" (2.49m) x 7' 10" (2.39m)::

Smooth ceiling with inset spotlights, UPVC double glazed window to front, built-in storage, radiator.

Bathroom :

Smooth ceiling with inset spotlights, UPVC double glazed obscured window to front, three-piece suite comprising: WC, wash hand basin and 'L'-shaped panel enclosed bath with shower screen and mains fed shower over, heated towel rail.

Garden:

Fence enclosed rear garden with gated rear access, majority laid to lawn with borders.

Garage:

Power and light connected, up and over door.

Bike Store:

Polycarbonate roof, gated access to front and rear.

Services

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band

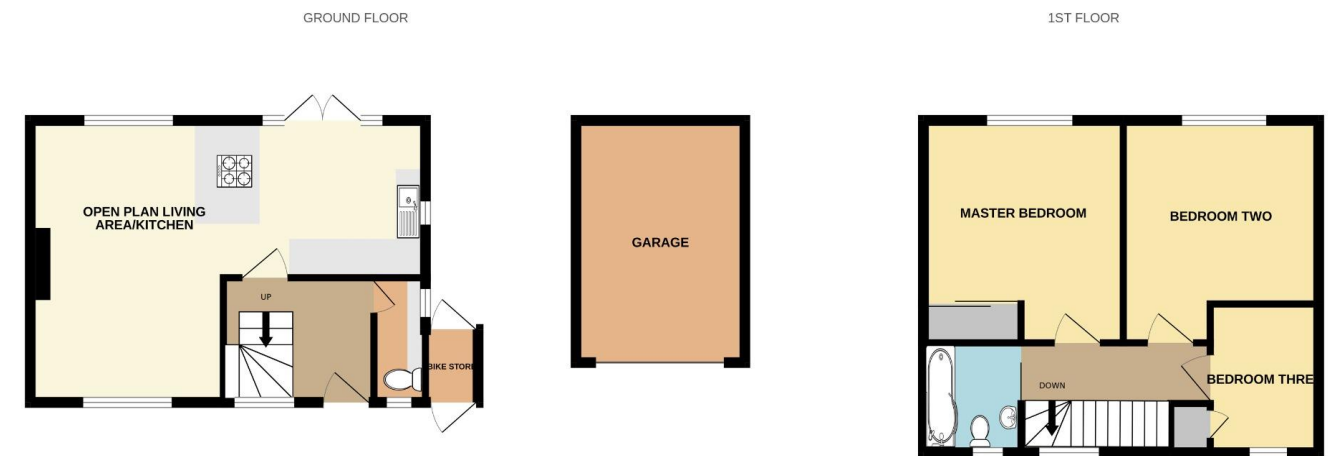
Band C

Sellers Position

Buying On

Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.



Bitterne

249 Peartree Avenue
Bitterne
SO19 7RD

023 8042 2600

Shirley

391 Shirley Road
Shirley
SO15 3JD

023 8078 0787

Woolston

24 Portsmouth Road
Woolston
SO19 9AB

023 8039 3255

Auction Department

62 High Street
West End
SO30 3DT

023 8047 4274

Lettings & Block Management

2-4 New Road
Southampton
SO14 0AA

023 8071 0402

Do you need an Energy Performance Certificate?

Field Palmer are able to offer EPC services across Hampshire and the south of England.

We can offer mortgage advice

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.

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