



36 Ganders Mead | £300,000  
Nursling, Hampshire, SO16 0BP







 Henshaw Fox



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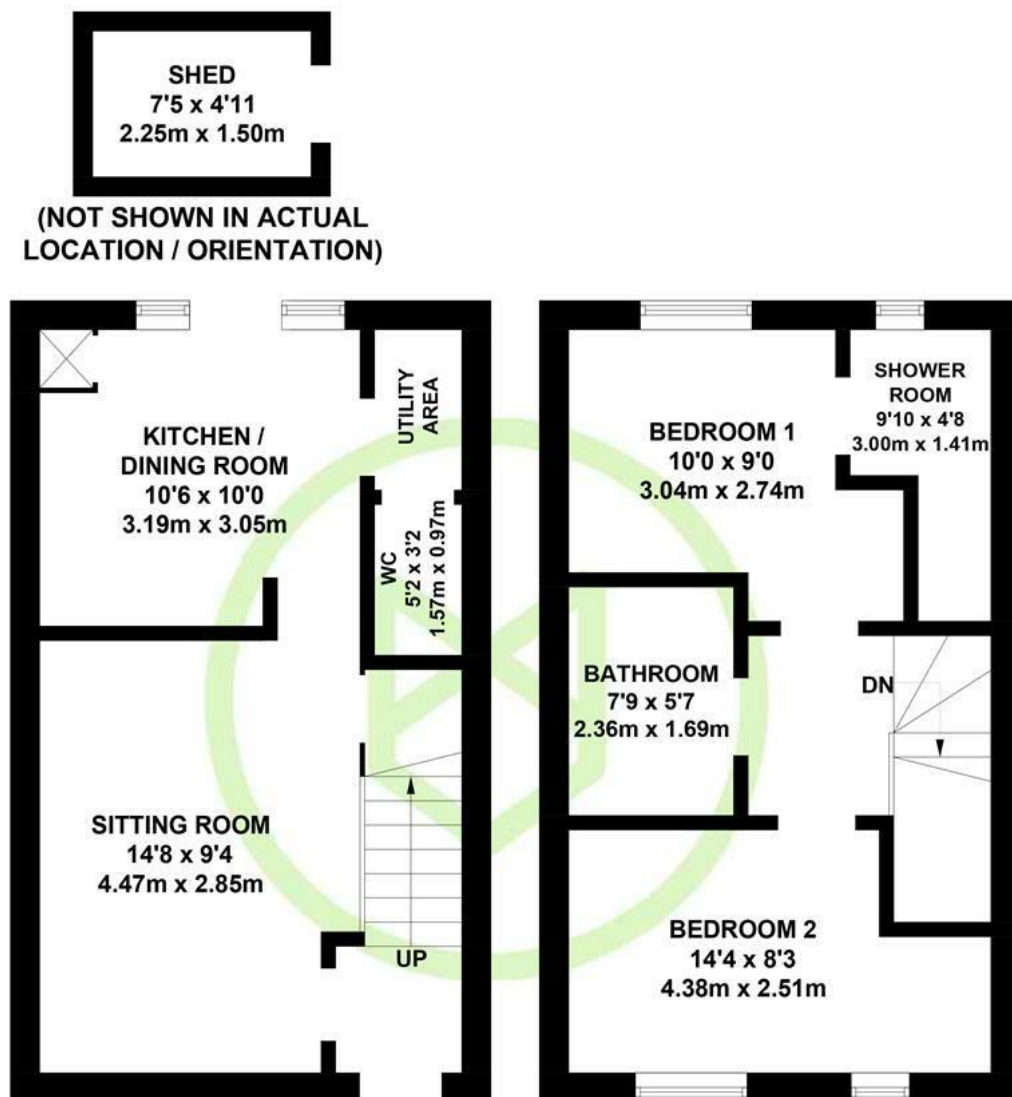
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## GROUND FLOOR

## FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 358 SQ FT / 33.3 SQ M  
FIRST FLOOR = 358 SQ FT / 33.3 SQ M  
SHED = 36 SQ FT / 3.4 SQ M  
TOTAL = 752 SQ FT / 70.0 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1267827)

## Summary

This charming terraced home is conveniently positioned at the conclusion of a quiet cul-de-sac in the popular Fen Meadow development with the remainder of a 10 year NHBC guarantee. The immaculate accommodation offers two generous double bedrooms with the principal bedroom benefitting from an en-suite shower room as well as a family bathroom and ground floor cloakroom. The sitting room flows into the kitchen dining room, fitted with a range of integrated appliances and adjoining utility area. French doors open to the enclosed rear garden which boasts gated rear access. Two allocated parking spaces are available at the front of the property with additional visitor parking available.

## Features

- A charming modern terrace house
- Located within the popular Fen Meadow development
- Two double bedrooms with en-suite shower room to the principal room
- Stylish kitchen diner with adjoining utility area
- Range of integrated appliances
- Family bathroom and ground floor cloakroom
- Enclosed rear garden and timber shed
- Allocated parking for two vehicles and additional visitor parking
- Well regarded local schooling
- Remainder of a 10 year NHBC guarantee

## EPC Rating

Energy Efficiency Rating  
Current B  
Potential A

# 36, Ganders Mead, Nursling, Hampshire, SO16 0BP

## Ground floor

The attractive covered entrance and composite front door opens into the welcoming entrance hall with stairs to the first floor and a door into the sitting room. Quality oak effect Karndean flooring extends throughout the ground floor, complementing the neutral decor. The charming sitting room overlooks the front aspect with a large understairs cupboard providing useful storage space. The open plan kitchen dining area area is flooded with natural light from glazed units and French doors to the enclosed rear garden. The stylish kitchen offers a range of shaker style wall and base units with contrasting oak effect work surfaces and upstand. Integrated appliances include a single oven, four burner induction hob with filter hood over, fridge and freezer. Plumbing and space is available for a washing machine as well as space for a dryer in the adjoining utility area. The cloakroom opposite is fitted with a wall mounted wash basin and a dual flush wc.

## First floor

The landing allows access to the loft space via a hatch and serves the two generous double bedrooms. Bedroom one boasts an en-suite shower room with a dual head shower, wash basin and wc. Bedroom two has a storage cupboard over the stairs. The family bathroom comprises a panelled bath with shower attachment, wash basin, wc and a heated towel rail.

## Parking

Allocated parking is available for two vehicles as well as additional visitor parking

## Outside

The enclosed and child friendly garden is accessed via a pedestrian rear gate and features a central lawn flanked by a paved pathway and small patio area. Neatly edged borders are stocked with a variety of well established shrubs and small bushes with a timber shed providing useful outdoor storage.

## Management Charge

A monthly management charge of £44 is payable for the upkeep of communal areas and the woodland to the rear.

## Location

The village of Nursling is located in between the city of Southampton and Romsey, allowing for easy access to both, as well as road and rail links with a direct line to London Waterloo from Southampton Central or Parkway. Within Nursling there is a small grocery store, several public houses including The Four Horseshoes, The Horns and The Walnut Tree Inn. Nearby you can find Romsey Golf Course and reputable local schooling for ages.

## Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## Sellers position

Buying on

## Heating

Gas fired central heating

## Infants & Junior School

Nursling Ce Primary School

## Secondary School

The Mountbatten School

## Council Tax

Band C - Test Valley Borough Council

## Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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