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## AVRO COURT, HAMBLE, SOUTHAMPTON, SO31 4FJ



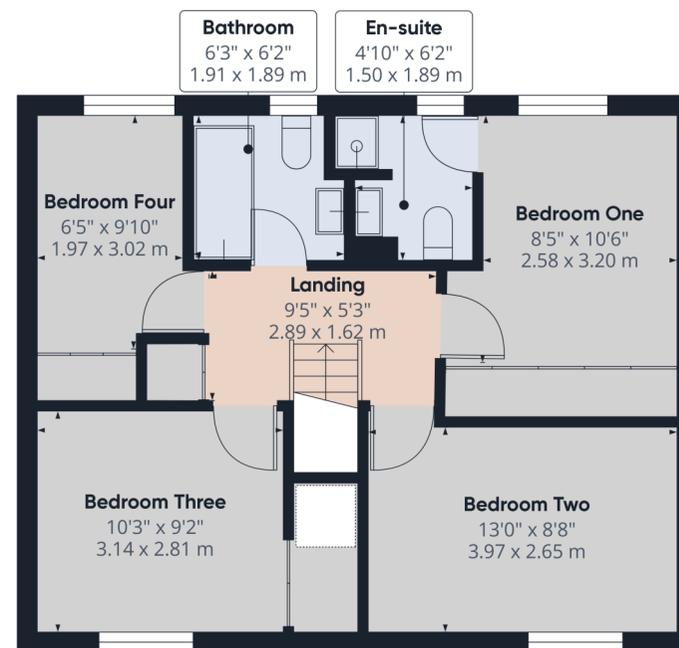
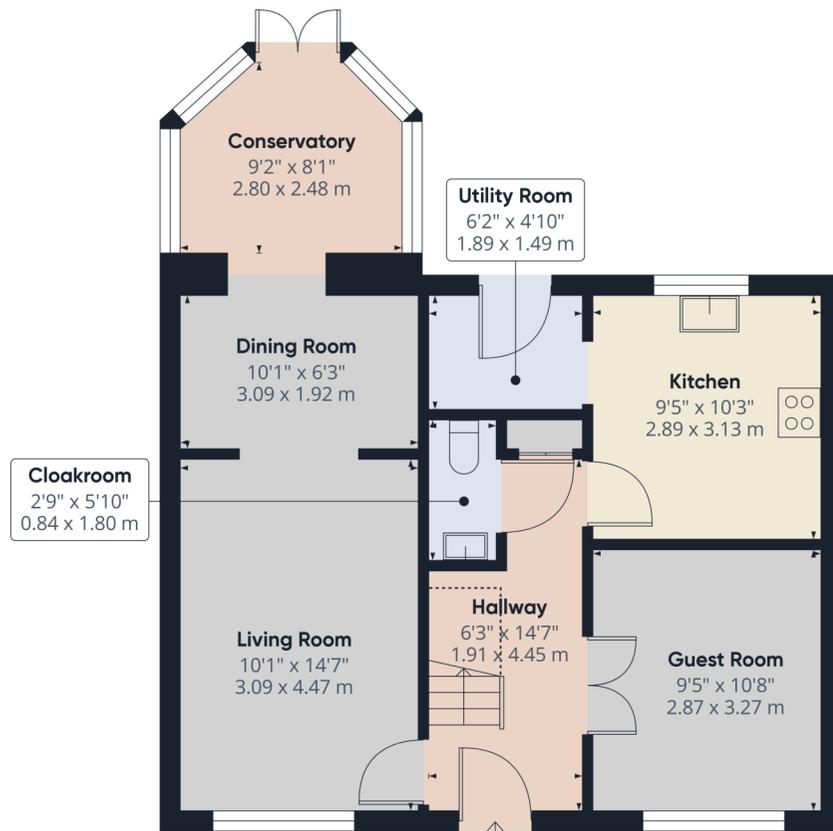
**LOVELY FOUR/FIVE BEDROOM MID TERRACE PROPERTY SITUATED IN A POPULAR RESIDENTIAL LOCATION.  
THE DWELLING BOASTS NEUTRAL INTERIORS, VERSATILE LIVING ACCOMMODATION AND AN ALLOCATED PARKING SPACE.  
OFFERED WITH NO ONWARD CHAIN.**

**£330,000 Freehold**

We are thrilled to offer this lovely four/five-bedroom mid terraced property situated in the popular residential location of Hamble. Built in approximately 2003 of brick elevations with hanging tiles to the first-floor exterior, under a pitched tiled roof, the dwelling benefits from gas fired heating and double glazing.

This delightful property offers versatile living accommodation over two floors. The ground floor comprises a hallway, living room, dining room, conservatory, kitchen, utility room, guest room and a cloakroom. On the first floor are four bedrooms, with an en-suite to the principal room, and a family bathroom. Outside is a low maintenance garden and an allocated parking space.

Conveniently situated for local green spaces, school and the shops, public houses and restaurants in and around Hamble Waterfront, this property will make a beautiful family home. Don't miss out on the opportunity to make this your new home, call us today to arrange a viewing.



**Approximate total area<sup>(1)</sup>**

1155.85 ft<sup>2</sup>  
107.38 m<sup>2</sup>

**Reduced headroom**

12.56 ft<sup>2</sup>  
1.17 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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## The Local Area

Hamble is a picturesque village situated on the South Coast of England, ideal for anyone wanting to discover some of Hampshire's best coastline and countryside. With superb riverside views and walks, Hamble village and its quaint cobbled streets offer an alternative shopping and dining experience. Steeped in history, the village played a role in the World War Two D-Day landings.

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 River Hamble Country Park.

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

Within Hamble, there are three marinas; Hamble Point, Port Hamble and Mercury Marina.

Hamble Point Marina offers 230 berths and lies at the mouth of the River Hamble, with access to the world famous waters of the Solent, a magnet for competitive sailors from around the globe, it's a favourite with racing and cruising yachtsman alike.

Port Hamble Marina offers 310 berths is situated on the River Hamble in the heart of the South Coast's sailing scene. The marina has a proud heritage of refitting and maintaining racing yachts, a tradition that continues today with many different yacht services based at the marina.

Offering 360 berths the Mercury Marina was originally built by Sir Robin Knox Johnson. Mercury Yacht Harbour is situated in a sheltered wooded site where the shallow waters of Badnam Creek join the River Hamble. The marina offers deep water at all states of tide and among its excellent facilities are a chandlery as well as a bar and restaurant with waterfront views.

Whatever your boating style, the River Hamble makes it an ideal base from which to explore the Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight yacht havens, Lymington or Poole. When heading upriver in a tender to Botley you can enjoy some truly spectacular scenery.

Hamble is accessible by a range of public transport links. It has bus routes running from Southampton City Centre to Hamble and vice versa, a train station with lines to Southampton Central and Portsmouth Harbour with onward links to London, and the Pink Ferry service from Hamble to Warsash. By car, Hamble is approximately 3 miles from the M27 J8.



## Ground Floor Accommodation

Upon entering the property, you are greeted by the hallway offering doors to principal rooms and stairs rising to the first floor. The living room offers a front elevation window and a fireplace, enhancing the cosy feel and making this a lovely space to relax at the end of a busy day. An archway leads into the dining room, which allows access into the conservatory. The conservatory is of UPVC construction on a dwarf brick wall, with a glazed roof and windows to three sides. French doors open out to onto the rear garden. The ground floor boasts a further reception room or guest room demonstrating the versatility of the accommodation on offer. This room benefits from a front elevation window. The kitchen comprises a range of matching wall and floor mounted units with a worksurface over. A 1½ bowl sink and drainer sit beneath a rear elevation window. There is an electric built under oven, four ring gas hob, space and plumbing for a dishwasher and additional appliance space. An opening leads into the utility room with a door into the rear garden and floor mounted units with space and plumbing for a washing machine. The ground floor benefits from the added convenience of a cloakroom comprising a wash hand basin and WC.





## First Floor Accommodation

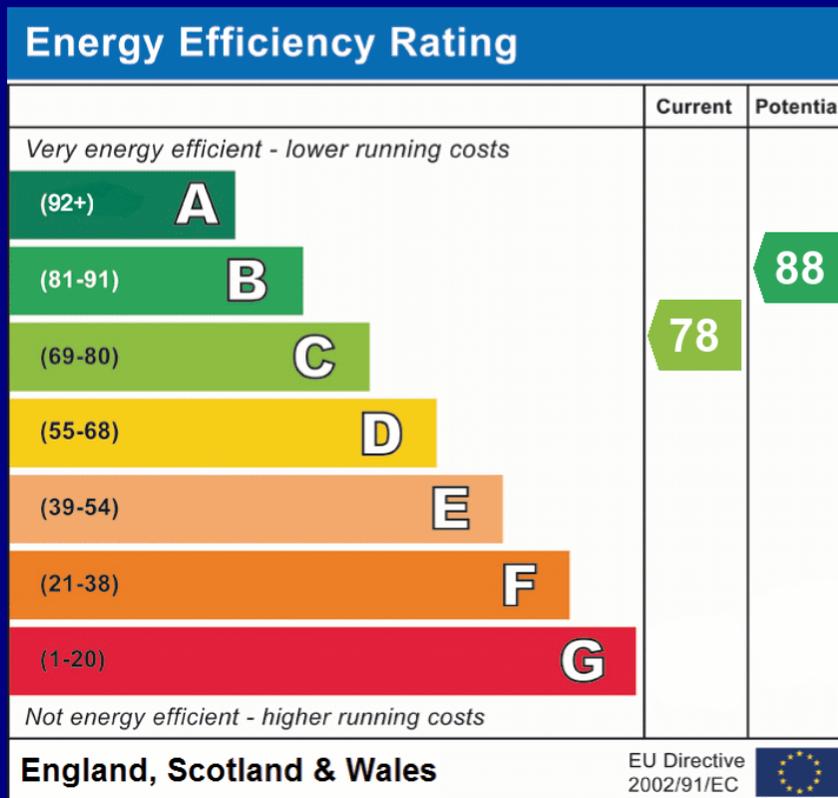
Ascending to the first floor, the landing presents doors to principal rooms, a loft access point and a useful storage cupboard. Bedroom one offers a rear elevation window and fitted wardrobes to one wall. This bedroom boasts en-suite facilities comprising a shower cubicle, wash hand basin with storage beneath and a WC. Bedroom two, another double room, benefits from a fitted wardrobe system and a front elevation window. Bedroom three, a further double room, offers a built-in wardrobe and a window to the front aspect. Bedroom four, presents a rear elevation window and fitted wardrobes. The family bathroom comprises a panel enclosed bath with a shower attachment over, a wash hand basin with storage beneath and a WC.





### Outside

The property is approached via a footpath, leading to the entrance door under a canopied porch. The low maintenance rear garden is predominately laid to shingle and is enclosed by timber fencing with steps leading to a pedestrian gate at the rear. A raised planted border contains an array of establish shrubs. The dwelling benefits from an allocated parking space (demised).



**COUNCIL TAX BAND: E - Eastleigh Borough Council £2,814.21.**

**UTILITIES: Mains gas, electric, water and drainage.**

**ESTATE MANAGEMENT CHARGE: Currently £360.60 per annum (paid 6 monthly). For common managed areas**

**Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.**

Tel: 02380 404055    Web: [www.mannsandmanns.co.uk](http://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.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.