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ESTATE AGENTS



38 Rossan Avenue

Warsash, Southampton, SO31 9JQ

£365,000

Originally constructed in the late 1970's this traditional home is set in a lovely location backing onto woodland in the heart of Warsash Village. Amongst its many benefits are four good size bedrooms, spacious ground floor accommodation, a south facing garden backing onto woodland and plenty of parking plus garage. The bathroom and cloakroom have recently been upgraded and a boiler installed approximately five years ago. The property offers more than 1300 sq ft of living area and offers some of the best value available in the price range.

Rossan Avenue is located about half a mile from the centre of the village and would be ideal for a young family looking to get children into the nearby Hook- with-Warsash Junior School, one of the most popular in the area. There are some beautiful coastal and countryside walks literally on the doorstep. The village has some good local shops and restaurants alongside plenty of other amenities. The M27 is about a three-mile drive. There is also more comprehensive shopping available at the Locks Heath centre which is about a mile distance.

In summary a great family home on the fringe of countryside yet close to schools and all the amenities for modern living.

Viewing

Please contact our Sales Office on 01489 885500 if you wish to arrange a viewing appointment for this property or require further information.

- Lovely position within the close with stunning rear outlook across woodland
- Impressive sized living room/diner with sliding door out to sun terrace
- Cloakroom
- Good sized kitchen with ample storage and preparation space
- Four well proportioned double bedrooms
- Five piece luxury family bathroom
- Beautiful terraced low maintenance south facing rear garden backing onto Woodland
- Garage and driveway parking
- Water Softener
- No Forward Chain



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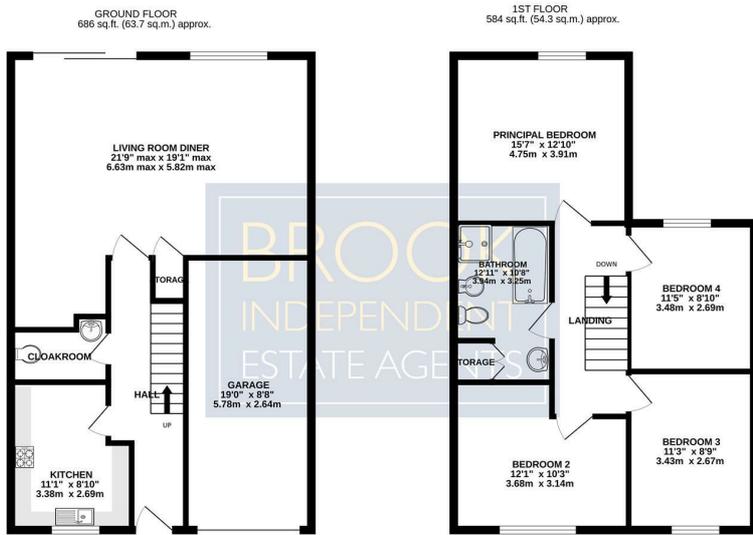
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Floor Plan



TOTAL FLOOR AREA: 1270 sq.ft. (118.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
		Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
		(92 plus) A			(92 plus) A
		(81-91) B			(81-91) B
		(69-80) C			(69-80) C
		(55-68) D			(55-68) D
		(39-54) E			(39-54) E
		(21-38) F			(21-38) F
		(1-20) G			(1-20) G
		Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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