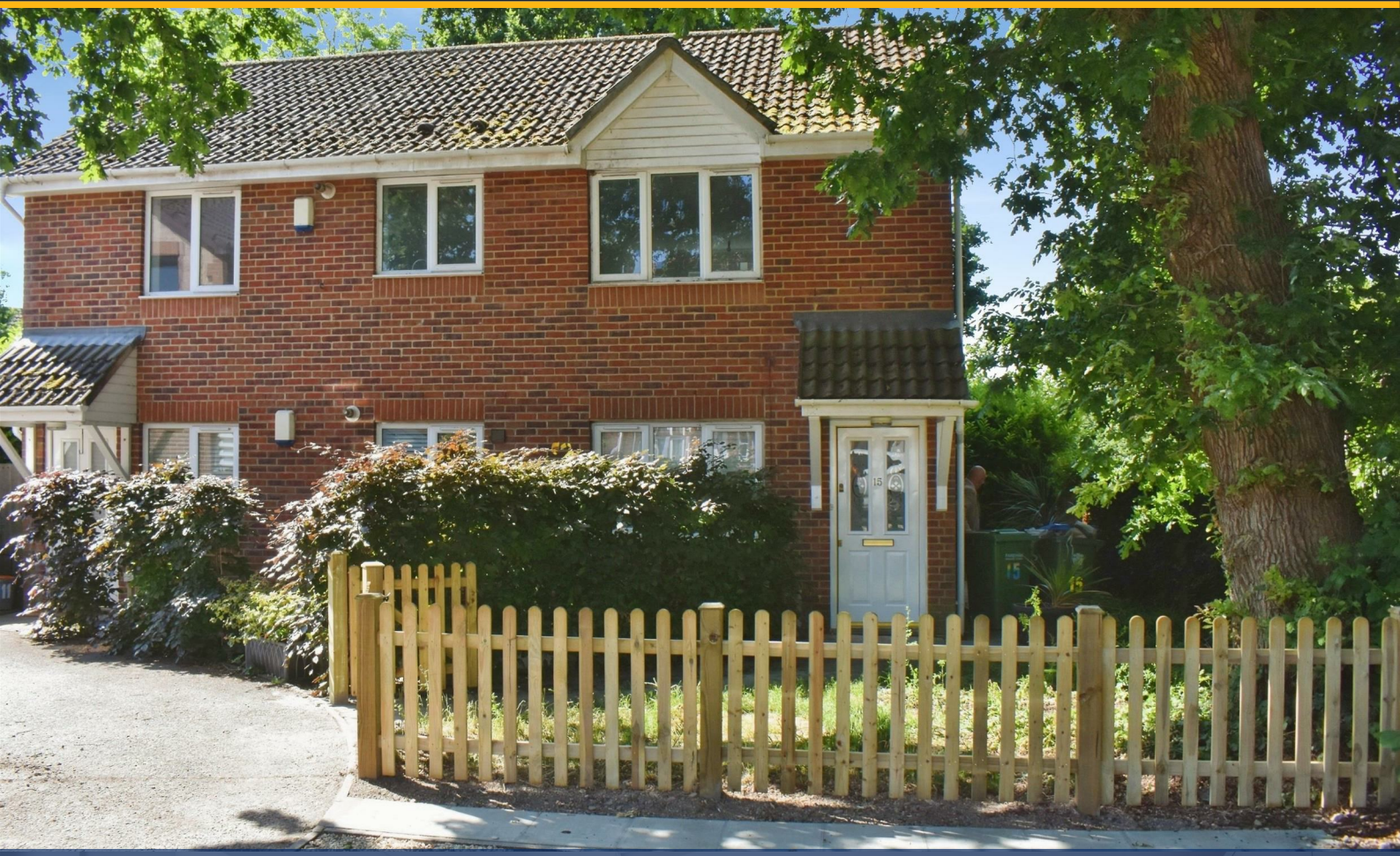
33 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
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BROOK INDEPENDENT ESTATE AGENTS



15 Coracle Close

Warsash, Southampton, SO31 9AT

£205,000

This elegant modern maisonette is tucked away in a quiet cul-de-sac just on the outskirts of Warsash Village. There are some lovely countryside walks literally on the doorstep and could be a perfect downsize or retirement retreat for those looking for a smaller home. In the past it has proved an excellent investment as a buy to let with a currently monthly rent value of around £1000 p.c.m.

The accommodation comprises of a light and airy living room with adjacent modern fitted kitchen, two well proportioned bedrooms, one with fitted wardrobes, and a four piece bathroom suite including a separate shower cubicle.

There is an outside storage cupboard and useful small garden to the side of the property for evening drinks, clothes drying or summer barbeque.

Coracle Close is a modern cul-de-sac about a mile from Warsash Village and about a two and a half mile drive of junction 9 of the M27 with its rapid links to Southampton, Portsmouth and the M3. The Lock Heath District Centre is about a mile away and has an array of everyday shopping and community facilities.

The property is offered with no forward chain and a share of the freehold.

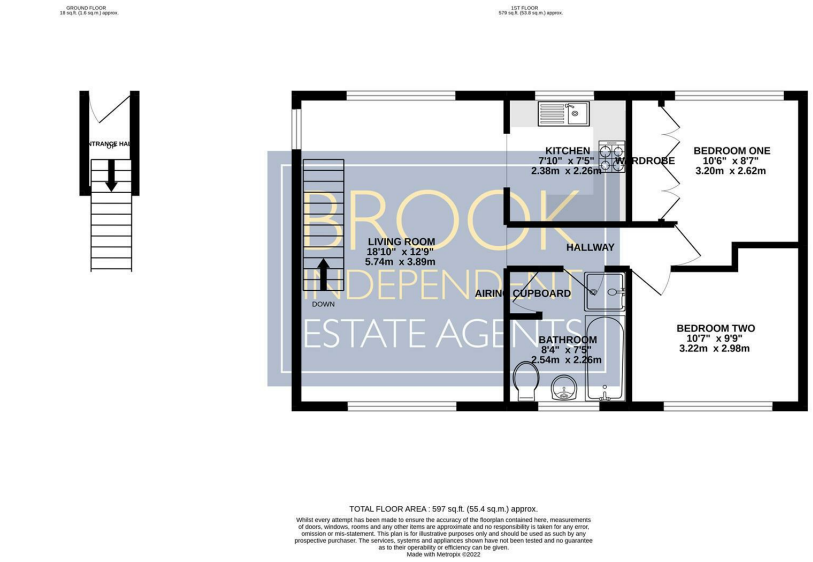
- 18ft Living Room
- Modern Kitchen With Oven And Hob
- Bathroom With Bath And Separate Shower Cubicle
- Two Bedrooms
- Fitted Wardrobe To Bedroom One
- Outside Storage Area
- Small Garden Area To Side Of Property
- Allocated Parking Space
- No Forward Chain
- Share Of Freehold

Viewing

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

2 1 1

Floor Plan



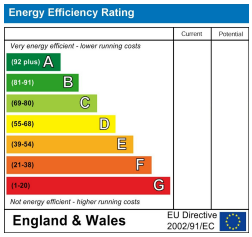
TOTAL FLOOR AREA : 597 sq.ft. (55.4 sq.m.) approx.

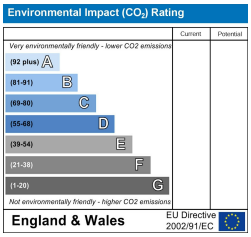
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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













These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.