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ESTATE AGENTS

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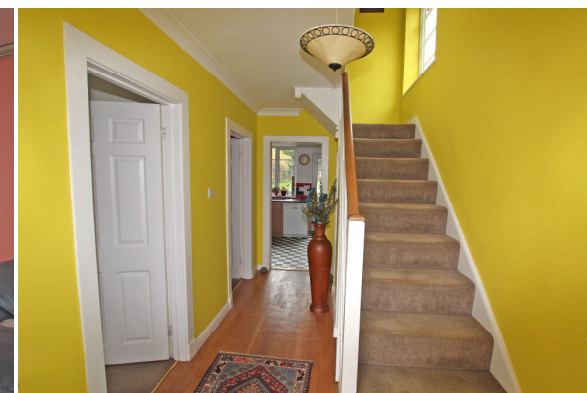


Ethelburt Avenue

Bassett

£385,000

This is a rare opportunity to experience a village lifestyle while living in the heart of a modern cosmopolitan city.



Ethelburt Avenue

Bassett

SO16 3DF

Summary of Features

- ✦ Highly sought after Bassett Green Estate conservation area
- ✦ Views over the top green
- ✦ Two generous reception rooms
- ✦ Modern kitchen and bathroom
- ✦ 27'11" x 8'9" carport with single garage
- ✦ 68' x 32' rear garden with westerly aspect to top left corner

Introduction

Situated in the highly sought after Bassett Green Estate conservation area is this character Collins house that is offered for sale with no forward chain. Enjoying views over the top green this property perfectly demonstrates Herbert Collins' original concept of a garden suburb with ornamental flowering cherry trees found throughout the estate that boasts two further greens whilst two grass tennis courts are available for the use of local residents.

The accommodation comprises a reception hall with a cloakroom, two comfortable reception rooms, a modern kitchen, three bedrooms and a bathroom. A number of nearby properties have converted the sizeable loft space to provide an additional bedroom and (subject to the necessary consents) there maybe similar scope here. A rare feature is the fully enclosed carport that measures 27'11" x 8'9", and benefits from its own up and over door on the front aspect. Connecting the single garage and the main house it forms a sizable contiguous and secure covered space. The rear garden measures 68' x 32' and has a Westerly aspect to the top left hand corner

Description

Approached via a recessed entrance porch that has a courtesy light, the reception hall features Parana pine floorboards, a side elevation window, a useful coats cupboard and a cloakroom. The spacious dining room has the advantage of a bay window enjoying views to the green and the open grate benefits from a working chimney. A double glazed sliding patio door and side panel lead from the lounge to the rear garden. Potential purchasers could combine this room with the adjacent kitchen to create an enviably proportioned open plan space that is a popular modern day lifestyle. The

kitchen was fitted approximately three years ago and comprises light wood finished wall and base units with complementary work surfaces and an inset single drainer sink unit. Fitted appliances include a five burner gas hob, oven and grill whilst a double glazed window and half double glazed door overlook the rear garden. Featuring a secondary glazed side elevation window and stripped pine floorboards, the landing also has a loft hatch complete with a retractable loft ladder. The large master bedroom enjoys views over the top green and the full height/width wardrobes have sliding doors. Bedroom two has pleasant views over the rear garden and similarly features full height wardrobes with sliding doors that houses the gas fired boiler. Bedroom three also enjoys views to the top green and the corner stair bulkhead is the ideal base for a fitted wardrobe. The modern bathroom displays a white suite with a curved bath, glass screen and shower unit, wash hand basin with a toiletries cupboard below. The walls are fully tiled and there is a rear elevation window, whilst a double airing cupboard houses the hot water tank and the washing machine plumbing.

Outside

To the front of the property is a small lawn whilst a mature wisteria adorns the front elevation and has colourful blossom in May & October. The gravel driveway allows parking with an up and over door leading to the tandem length carport that has lighting and in turn leads to the single garage. The rear garden measures 68' x 32' with a patio area approached from the lounge and kitchen. A rockery area has a water feature and steps lead up to the lawn that has a host of mature shrubs and plants with the garden enjoying a good degree of privacy. With the top left hand corner benefitting from a westerly aspect the garden is

well placed to enjoy the best of the summer sunshine.

Agent Notes

The tenure is leasehold with a 999 year lease from circa 1930. We understand the ground rent approximately £9 pa and the freehold is owned by Herbert Collins Estate Ltd which is owned by the residents and managed for their collective benefit.

Location

The highly regarded Bassett Green Estate is well placed for access to the M3 & M27 motorway network and the Parkway railway station that is located opposite the international airport provides a fast route to Waterloo. The city centre with extensive shopping facilities is approximately five miles to the south and the University campus and General hospital are found within the vicinity. A convenience store is found nearby and schools for all ages are within easy travelling distance.

Directions

Proceed North out of The City along The Avenue and proceed straight on at the roundabout into Bassett Avenue. Filter into the right hand lane and upon reaching the Chilworth roundabout take the second exit right onto Bassett Green Road (A27). Follow the road for a mile and take the sixth turning on the left into Ethelburt Avenue, follow the road around to the left and turn left at the top green where the house is in the top left corner. (Post code for Sat Nav purposes is SO16 3DF).



Energy Performance Certificate

85, Ethelburt Avenue, SOUTHAMPTON, SO16 3DF

Dwelling type: Semi-detached house
Date of assessment: 22 December 2017
Date of certificate: 22 December 2017

Reference number: 2928-3967-7272-5353-4924
Type of assessment: RdSAP, existing dwelling
Total floor area: 101 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,069
Over 3 years you could save	£ 936

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 192 over 3 years	<p>You could save £ 936 over 3 years</p>
Heating	£ 2,400 over 3 years	£ 1,692 over 3 years	
Hot Water	£ 399 over 3 years	£ 249 over 3 years	
Totals	£ 3,069	£ 2,133	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current: 58, Potential: 79

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 456
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 144
3 Low energy lighting for all fixed outlets	£20	£ 66

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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