



25 Cliffe Avenue, Hamble,  
Southampton, SO31 4LH

**HAMBLE**  
ESTATE AGENCY

team

## 25 Cliffe Avenue - £209,950

*A 3 bedroom (2 doubles), semi-detached house with separate living room and dining room and extensive south facing rear garden. In need of refurbishment throughout. Set in a popular location close to local amenities and Southampton Water. No chain.*

- \* 3 BEDROOMS \* SEPARATE LIVING & DINING ROOMS
- \* SEMI-DETACHED \* IN NEED OF REFURBISHMENT
- \* EXTENSIVE ENCLOSED SOUTH FACING REAR GARDEN
- \* UPVC DOUBLE GLAZING \* NO CHAIN



## 25 Cliffe Avenue, Hamble



Approach to the property via the pathway leading to the open canopied porch, with front door opening to the **Hallway**. Stairs rising to the first floor accommodation, half height door to understairs storage cupboard. The **Living Room** has large box bay window to front and fireplace. The separate **Dining Room** has a large window overlooking the rear garden and fireplace. The **Kitchen** has window to rear and door to the side of the property, a basic original kitchen which is in need of modernisation with a pantry/storage cupboard under the stairs.

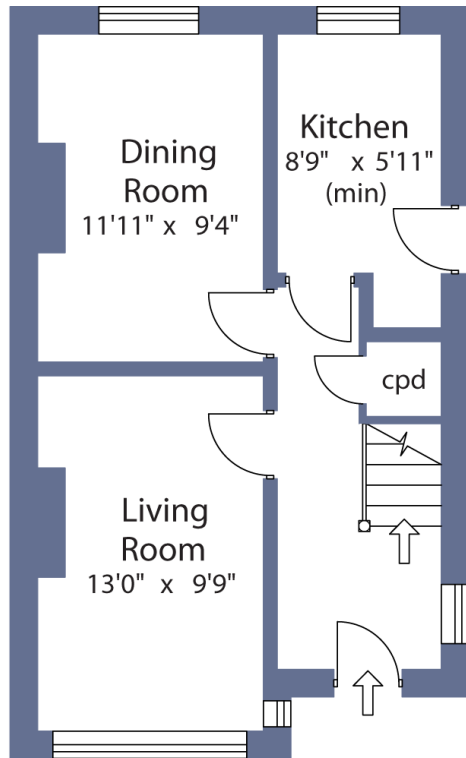
On the **Landing** there is a window to the side and hatch to roof space. The Master Bedroom has a large window to the front. **Bedroom 2** has a large window to the rear with built in wardrobes to either side of the chimney breast and is a good size double room. **Bedroom 3** has a window to the rear and is a single size room. The Bathroom has an opaque glazed window to the front, fitted with a bath, sink and wc and is in need of updating.

Outside the **Front Garden** is laid to lawn with shrub borders and has ideal potential to create off road parking. The extensive enclosed south facing **Rear Garden** is mainly laid to lawn with shrub borders, large workshop and pathway to the side, leading to the front gate, which has shared access with next door.

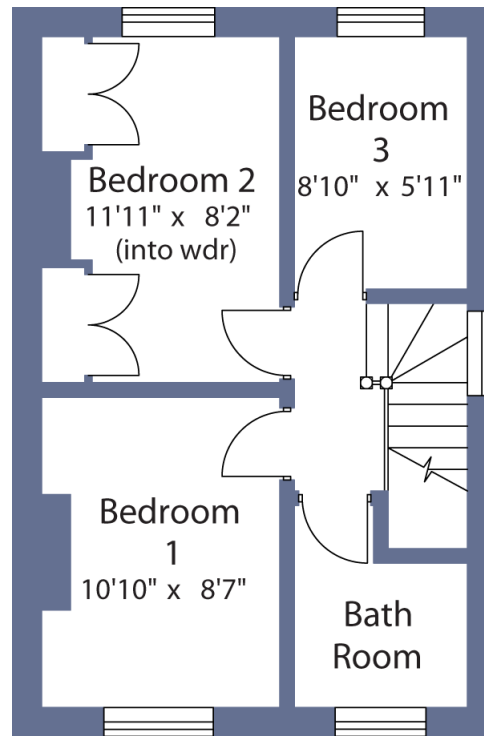
**General:** The property is in need of complete refurbishment including installation of central heating



NEARBY RIVER HAMBLE AND COBBLED HIGH STREET

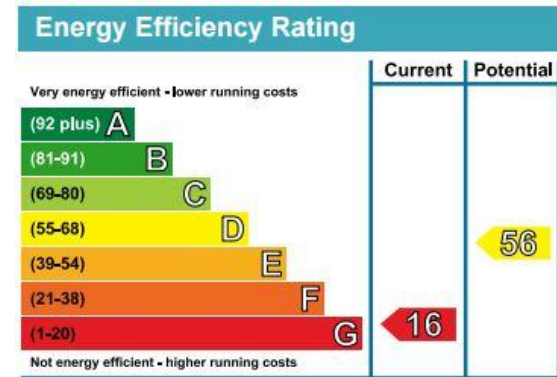


Ground Floor



First Floor

Approx Gross Floor Area = 704 Sq. Feet



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