



**Corncrake Close
Botley
Hampshire
SO32**

Offers in Excess of £385,000

bettermove

Corncrake Close Hampshire

Bettermove are proud to present this 3 bedroom semi-detached house in Botley.

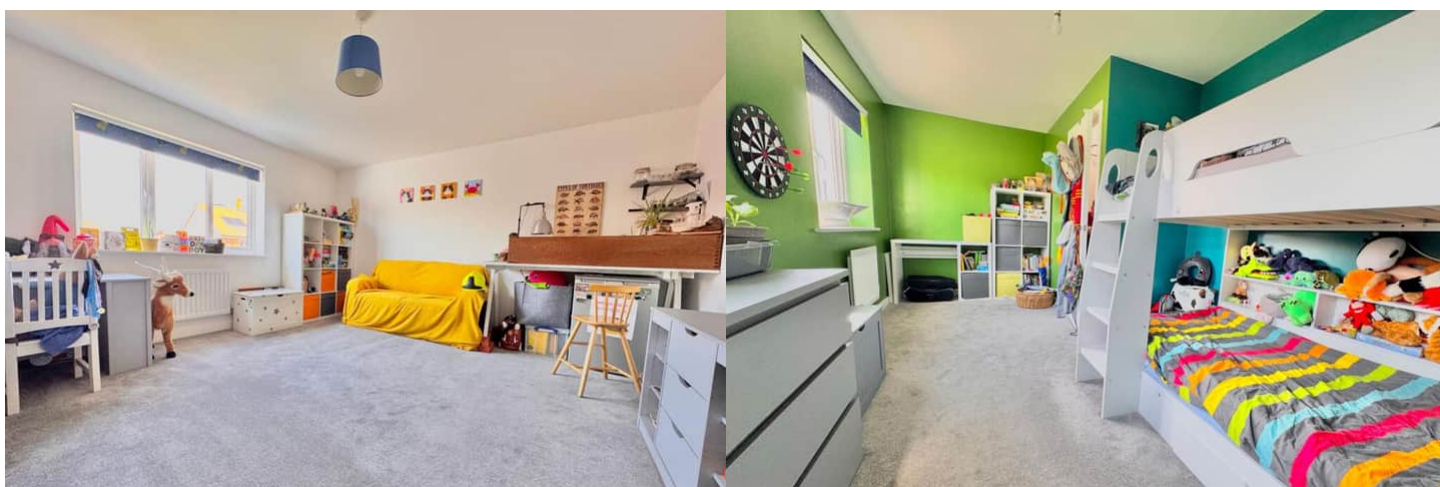
This property benefits from double glazing, and gas central heating throughout, with off road parking available via the driveway and garage.

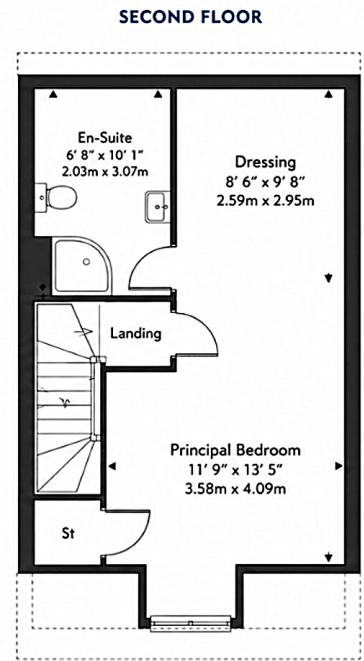
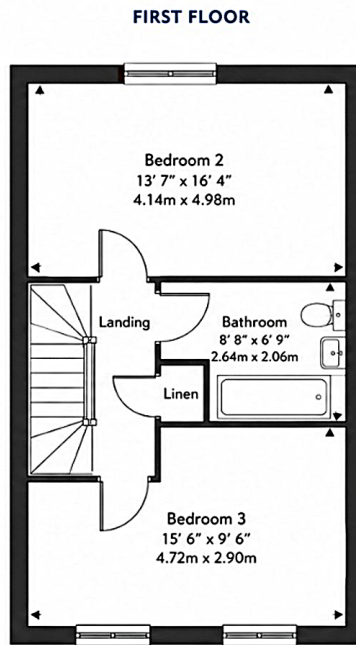
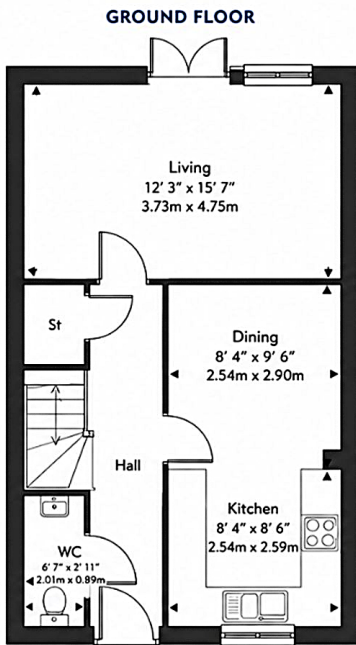
The council tax band is D.

The interior of this beautifully presented semi-detached townhouse comprises a fitted kitchen/dining room, spacious living room and cloakroom on the ground floor. The first floor consists of two generous double bedrooms and a family bathroom, while the second floor is dedicated to a master bedroom with dressing area and en-suite shower room. The exterior boasts a landscaped rear garden, perfect for enjoying the summer months, together with a hot tub area and a versatile office/summer house.

Located in the sought after village of Botley, Hampshire, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Hedge End train station, a variety of local bus routes, and quick access to the M27.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Total Floor Area: 1,324 sq ft (123 sq m) approx.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	89	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk