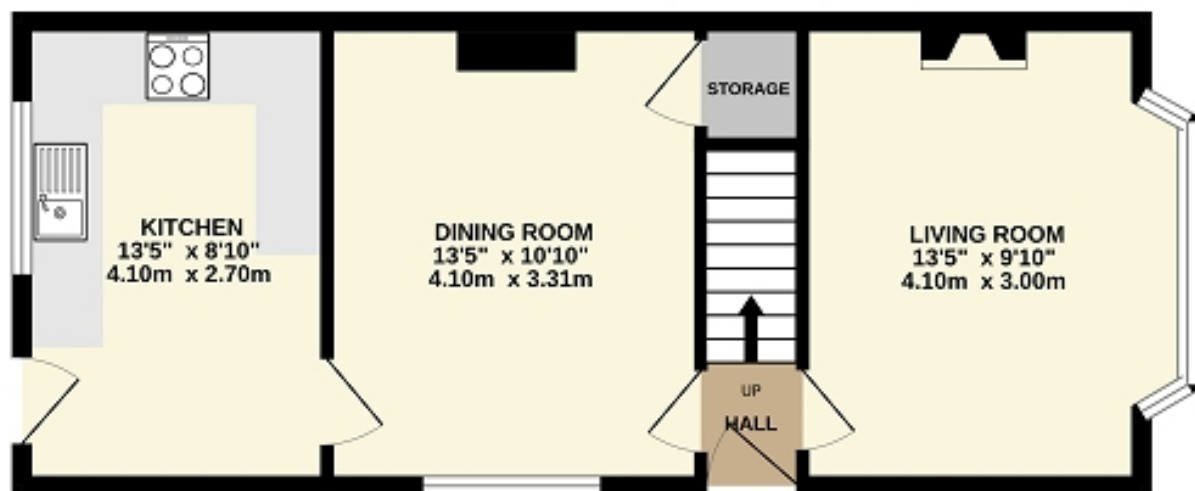


GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



ASKING PRICE

£380,000

Freehold

Upper St. Helens Road, Hedge End, SO30 0LH

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Upper St. Helens Road, Hedge End, SO30 0LH

3 Beds - 1 Baths

Character features, large south east facing garden and generous living accommodation! These are only a handful of fantastic features this family home has to offer with no forward chain.

Features:

- Three double bedrooms on the first floor
- Character features throughout including chimney stacks, high ceilings, bay windows and many more!
- Stunning landscaped south east facing garden measuring approximately 150ft in length, perfect for any sun worshipper
- Two reception rooms including lounge and dining room with original exposed floor boards
- Recently replaced gas central heating boiler and double glazing throughout
- Located in the popular area of Hedge End



BRAMBLES ESTATE AGENTS

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Southampton, Hampshire

SO31 9FH

MAYFAIR OFFICE

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Bursledon, Hampshire

SO31 8EQ

Email: enquiries@brambles-estateagents.com

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Upon arrival to the property is the smartly finished block paved driveway with off road parking for multiple vehicles along with a large pedestrian gate to the side. Constructed in the 1930s many character features still remaining such as high ceilings, exposed floorboards, working chimney stacks and bay windows. On the ground floor you have the choice of two separate reception rooms, the front of which is used as a lounge/snug. Going towards the rear of the property is the dining room with original exposed floorboards and a large under stairs cupboard which similar properties have converted into a downstairs WC. At the rear of the house with direct access to the kitchen is the kitchen with generous work surface space and integrated appliances. The first floor originally offered two doubles but since the extension now has three double bedrooms the master at the front with a large bay window to let in ample natural light and the second bedroom at the rear with an elevated outlook over the rear garden. The family bathroom has been modernised with a fully tiled finish and shower over the panelled bath. Other features such as a spacious loft with fold down ladder and recently replaced gas central heating boiler just add to the already extensive list of selling features this home benefits from.

Eastleigh Borough Council, tax band C, approx. £1,795.38 pa.



Landing

Doors to all rooms on first floor. Plain plastered ceilings. Continuation of flooring from landing. Door to storage cupboard on landing (previously airing cupboard).

Bedroom 1

Oak panelled door. Picture rail, Double glazed bay window to front aspect with radiator beneath, light oak laminate flooring space. Chimney stack with alcoves to both sides. Loft hatch with fold down ladder, partial boarded with lighting and combination Valliant boiler located in loft.

Bedroom 2

UPVC double glazed window to rear aspect overlooking garden. Radiator. Carpet.

Bedroom 3

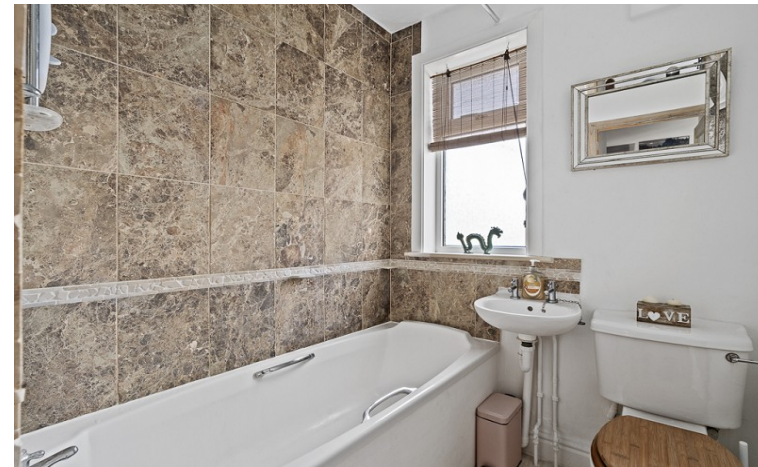
UPVC opaque double-glazed window to side. Radiator beneath window. Two oak panelled entrance doors to room. Laminate flooring.

Bathroom

Access via oak panelled door, UPVC opaque window to side, electric shower above bath, bath with separate hot and cold taps. Wall mounted hand wash basin, WC with pedestal behind. Tiled surround around bath and shower. Tiled flooring and radiator.

GARDEN

South east facing garden measuring approx. 150 ft, part of the fencing to the left of the property is recycled plastic with approx. 15 years guarantee left, mixture of shrubs and trees but mostly laid to lawn, shed. Rear of the garden is laid to shingle with patio slabs in-between currently used as additional seating area benefitting from the evening sun. Wooden deck from kitchen door. Double side gate to front driveway which is block paved.



Other

Block paved driveway to front offering off road parking. Vendor is vacating, sale offered with no forward chain.



The property has been in the same ownership for approximately 20 years but has been vastly improved in this time. Not least with an extension to the first floor added to create an additional double bedroom on the first floor, meaning all three bedrooms are offered as doubles.

Further improvements are made throughout the property and very noticeable in the south east facing garden measuring approximately 150ft in length and benefitting from sun trap areas such as the patio from the kitchen, with the perfect space for evening drinks at the rear of the garden and privacy from neighbouring property's offered by mature trees.

Located within walking distance to Hedge end village with an array of shops. The property is conveniently located within the catchment area for Wildern secondary school and a choice of local primary schools. Hedge end offers a wide variety of appeals for any young family wishing to relocate to the area, along with great commuter links via easy motorway access to the M27 and a short distance to Southampton city centre. With no forward chain this could complete your chain for a stress free move!

Hallway

Solid wood door with glass panels into hallway. Stairs rising to first floor. To your right is the door to the lounge and to your left is the entrance to the dining room. Inserted coir matting.

Lounge

Plain plastered ceiling with picture rail. Double glazed bay window to front aspect with radiator set into the bay. Oak flooring. Electric fire set in fireplace with working chimney.

Dining Room

UPVC double glazed window to side, under stairs storage cupboard, could be converted into a downstairs WC if needed. Original oak floor boards. Serving hatch to kitchen, decorative Fireplace.

Kitchen

Plain plastered ceiling, U-shaped worksurface with built in double oven Ceramic hob with extractor above, space for fridge freezer, sink with drainer beneath UPVC double glazed window to rear. Built in slim line dishwasher and space for washing machine. Cupboards above worksurface. Serving hatch to dining room. Breakfast bar. Wooden double-glazed door to garden.



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