



48 Gatcombe Gardens, West End - SO18 3NA
Offers in excess of £400,000

WHITE & GUARD

48 Gatcombe Gardens

West End, Southampton

INTRODUCTION

Located in the popular location of Chartwell Green in West End, this four bedroom detached home is situated on a corner plot of Gatcombe Gardens. Accommodation briefly comprises an entrance hall, a downstairs WC, a fitted kitchen, a separate dining room, a 19ft lounge and a conservatory on the ground floor. Whilst the first floor benefits from three double bedrooms, one single bedroom and a family bathroom. Additional benefits include a front garden that wraps to the right hand side, an enclosed garden to the left hand side, a driveway and a tandem garage.

LOCATION

The property is situated in Chartwell Green in West End and within catchment for Moorlands Primary School, along with being only a few minutes away from local shops and amenities. Southampton's city centre with its broad range of shops, restaurants, amenities and mainline railway station is within easy reach, along with Southampton Airport being around twenty minutes away. All main motorway access routes are also close by, including M27 links east and west bound via M3 to M25 and via A3 to London.

- Tenure - Freehold
- Eastleigh Borough Council - Band D
- EPC - Grade D





INSIDE Entering via the wooden front door into the entrance hall, the hallway is laid to carpeted flooring, has a radiator to one wall and access to all principal rooms. The downstairs WC is laid to lino flooring, has a wash hand basin, WC and benefits from a heated towel rail. The fitted kitchen has a double glazed window to both the front and side aspects, is laid to laminate flooring and has a radiator to one wall. There is a mixture of wall and base units with roll top worktops over and a stainless steel sink with mixer tap. Integrated appliances include an oven and hob, undercounter fridge and freezer, along with space for a washing machine and a dishwasher. The dining room has a double glazed window to the side aspect, is laid to laminate flooring and has a radiator to one wall. The lounge has a double glazed bay window to the front aspect, is laid to carpeted flooring, has two radiators and a built-in storage cupboard. There is access via double glazed sliding doors opening to the conservatory which is located to the side of the property. The conservatory itself has double glazed windows to rear, side and front aspects with double glazed French doors to the front aspect, opening to the garden. There is vinyl flooring, an electric heater and a radiator to one wall. To the first floor, the landing is laid to carpeted flooring, has an airing cupboard, a loft hatch and access to the bedrooms and bathroom. Bedroom one has a double glazed window to the front aspect, is laid to carpeted flooring, has a radiator to one wall and built-in wardrobes. Bedroom two has a double glazed window to the side aspect, is again laid to carpeted flooring and has a radiator to one wall. Bedroom three has a double glazed window to the side aspect, again laid to carpeted flooring and has a radiator to one wall. Bedroom four has a double glazed window to the front aspect, is laid to carpeted flooring and has a radiator to one wall. The bathroom has an obscure double glazed window to the front aspect, is laid to lino flooring and benefits from a heated towel rail. There is a panel enclosed bath with shower over, a wash hand basin and WC, with tiling to the principal areas.



OUTSIDE To the front of the property, a hard standing pathway leads to the front door, with a wooden picket fence surrounding the front and right side garden, which is laid to shingle. The enclosed garden is to the left side of the property and has a hard standing patio leading from the conservatory. There is an area laid to artificial grass with a wooden gate providing access to the hard standing driveway, which in turn provides off road parking for two vehicles, along with a tandem garage.

SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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