



74 Edelvale Road, West End, Southampton, SO18 5PU

£280,000

WHITE & GUARD

74 Edelvale Road

West End, Southampton

INTRODUCTION

This well-presented three bedroom mid-terraced family home is set in the popular location of West End. Accommodation on the ground floor briefly comprises a porch, with both a well-proportioned 15ft kitchen/diner and a well-proportioned 16ft lounge. Whilst on the first floor there are three bedrooms and a four-piece family bathroom. Additional benefits include a good-sized mature rear garden, a good-sized front garden and a separate garage. To fully appreciate both the accommodation on offer and the property's location, an early viewing truly is a must.

LOCATION

West End is close to Bitterne which has a thriving centre that offers a broad range of shops, general amenities, schools and a railway station. West End village has a broad range of amenities and facilities including a doctors' surgery, shops, a supermarket and a post office. Good local schools, a gym and fitness centre, together with Hedge End Retail Park being short drive away. Southampton's city centre with its broad range of shops, restaurants, amenities and mainline railway station are within easy reach - along with Southampton Airport being around ten minutes away. All main motorway access routes are also close by including M27 links via M3 to M25 & A3 to London.

AGENTS NOTE

The property benefits from solar panelling which are leased by the vendors (further information upon request).

- Tenure - Freehold
- Southampton City Council - Band B
- EPC - Grade B





INSIDE

The double glazed and panelled front door opens directly into the porch which has double glazed windows to the side aspect, a large storage cupboard and is laid to laminate wood flooring. A secondary door then opens through into the lounge. The 16ft lounge is laid to carpeted flooring, with carpeted stairs leading up to the first floor. The lounge is well-proportioned, has a double glazed window to the front aspect, a radiator, a TV point with hidden wires and French doors opening through to the 15ft kitchen/diner. The kitchen/diner is laid to laminate slate effect tiles, has soft close wall and base units, with cupboards and drawers under and work surfaces over, along with a one and a half bowl sink/drain. Integrated appliances include a double oven and gas hob with extractor over, an integrated dishwasher, with space for a washing machine, a tumble dryer and an American style fridge/freezer. With a double glazed window to the rear aspect, the kitchen/diner also has a radiator, as well as double glazed French doors again to the rear aspect, leading to the landscaped rear garden.

The first floor landing is laid to carpeted flooring with doors leading to all upper floor accommodation. Bedroom one is laid to carpeted flooring, has a double glazed window to the front aspect, a radiator to one wall and a built-in wardrobe. Bedroom two is laid to carpeted flooring, with a radiator to one wall, a built-in wardrobe and a double glazed window to the rear aspect, overlooking the garden. Bedroom three, again laid to carpeted flooring, has a radiator to one wall, built-in storage and a double glazed window to the front aspect. The gorgeous four-piece family bathroom has a large wash hand basin with storage under, a fitted mirror, with an oval bath, a separate shower cubicle and a WC. The bathroom is fully tiled and laid to tiled flooring also, with a double glazed window to rear aspect.

OUTSIDE

The front garden is laid to lawn with a pathway and steps leading up to the front door. The rear garden has steps leading down to a patio area, has artificial grass, an outside tap and is fence enclosed with a rear exit for access to the garage. The garage itself has an up and over door.



SERVICES

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

BROADBAND

Toob Broadband is available with download speeds of up to 900 Mbps and upload speeds of up to XX Mbps. Information has been provided by the vendor.

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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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