



3 Tresillian Gardens, West End, Southampton, SO18 3NQ

Guide Price £260,000

WHITE & GUARD

# 3 Tresillian Gardens

West End, Southampton

## INTRODUCTION

Situated in the popular location of Chartwell Green in West End, this well-presented two bedroom mid-terrace home has been finished to a high standard throughout. The property's accommodation briefly comprises a 15ft lounge, a modern fitted kitchen and a conservatory on the ground floor. Whilst to the first floor are two bedrooms and a modern fitted bathroom. Additional benefits include low maintenance front and rear garden with access to a communal car park, providing off road parking.

## LOCATION

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. 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. 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.

- Tenure - Freehold
- Eastleigh Borough Council - Band B
- EPC - Grade C





## INSIDE

This welcoming home is entered via the UPVC double glazed front door opening into the 15ft lounge. The lounge itself has a double glazed window to the front aspect, is laid to laminate flooring, has a radiator to one wall, a spiral staircase leading up to the first floor and a door opening through to the kitchen. The modern fitted kitchen has a double glazed window and door to the rear aspect opening into the conservatory. Laid to laminate flooring, there is a mixture of wall and base units with cupboards and drawers under and roll top worktops over, as well as a composite sink. The kitchen also provides space for a washing machine, a dishwasher, a tumble dryer, a fridge/freezer and a cooker. The conservatory has double glazed windows to both side and rear aspects, along with a double glazed door to the side aspect, opening to the garden. Laid to laminate flooring, the conservatory also has a radiator to one wall.

To the first floor, the landing is laid to carpeted flooring, has a loft hatch and doors leading to the bedrooms and bathroom. Bedroom one has a double glazed window to the front aspect, is laid to carpeted flooring and has a radiator to one wall. Bedroom two has a double glazed window to the rear aspect, is laid to carpeted flooring, has a radiator to one wall, a built-in wardrobe and a storage cupboard. The bathroom has both tiled flooring and walls, with a heated towel rail, a panel enclosed bath with shower over, a WC and a pedestal wash hand basin.

## OUTSIDE

To the front of the property, steps lead down to access the front door. The front garden is laid to shingle with flowerbeds. Access is also provided to the outside storage shed.

The rear garden is landscaped with patio, artificial grass and decking. The garden is enclosed via a wooden fence with a wooden gate to the rear, providing rear access.

Additionally, there is a communal carpark providing off road parking.



## 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

Ultrafast Full fibre Broadband is available with download speeds of up to 1800 Mbps and upload speeds of up to 120 Mbps. Information has been provided by the Openreach website.

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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.



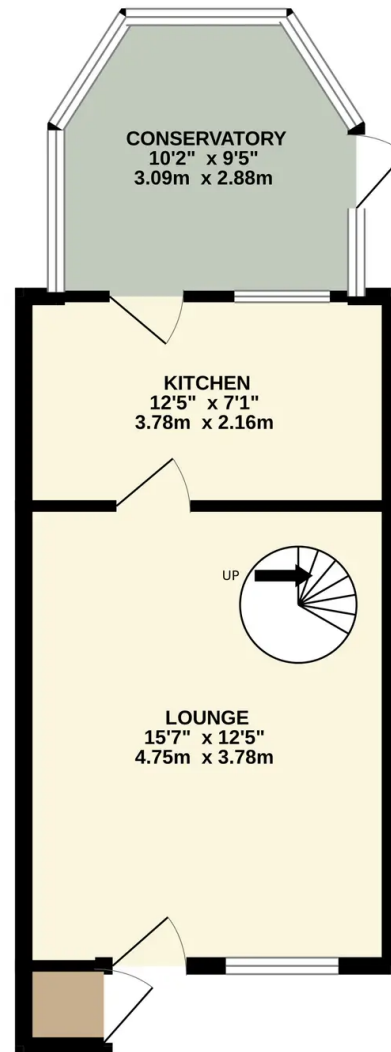
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PRS Property Redress Scheme

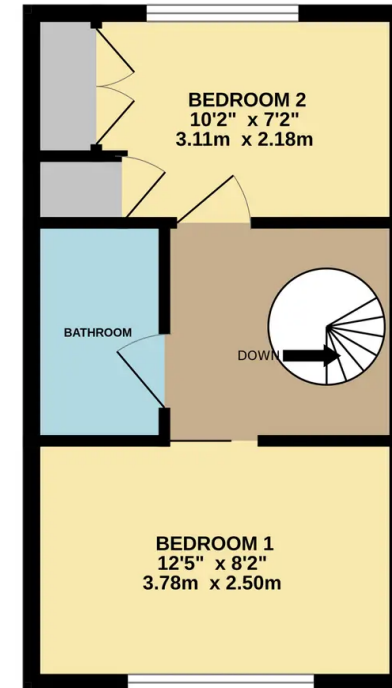
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GROUND FLOOR



1ST FLOOR



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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