



16 Leckford Close, Harefield, Southampton, SO18 5GE

£150,000

WHITE & GUARD

16 Leckford Close

Harefield, Southampton

INTRODUCTION

Offered with a tenant in situ for investors only, this first floor two bedroom flat has been finished to a good standard throughout and offers excellent accommodation. The property comprises an entrance hall, a lounge with store room, a fitted kitchen, a fitted bathroom, two double bedrooms and also benefits from a second reception room – the study. Additional benefits include communal gardens to the front of the property and a lockable shed to the rear.

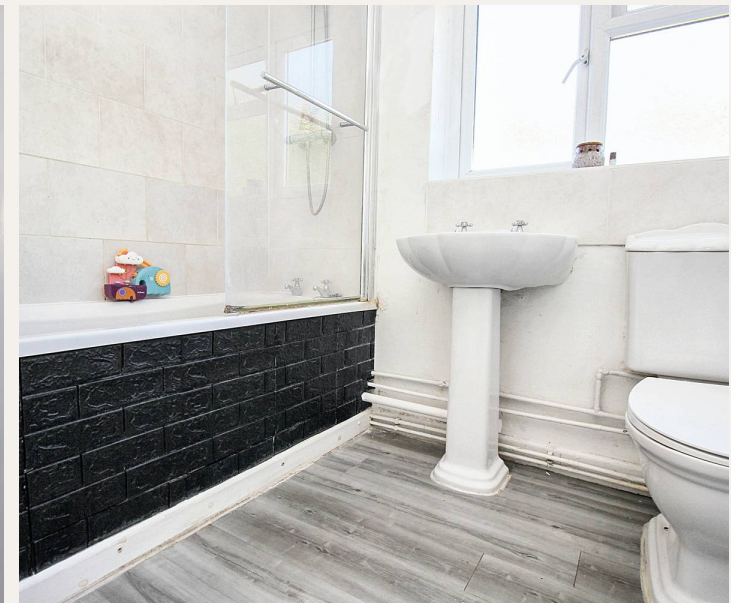
LOCATION

Harefield is close to Bitterne which has a thriving centre that offers a good range of shops and general amenities, schools and railway station. 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, M3 & A3 to London.

AGENTS NOTE

The property is leasehold, with the Freeholder being Southampton City Council. (£10.00 Ground Rent per month/£35.00 Maintenance per month including buildings insurance - with review date April annually, as advised by the vendor. Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold - Freeholder S/ton City Council
- Southampton City Council - Band A
- EPC - Grade C





INSIDE

A security entrance system provides access to the communal entrance with stairs to all floors. No. 16 is found on the first floor and is entered via the front door opening into the entrance hall.

The hallway is laid to laminate flooring, has a radiator to one wall, a built-in storage cupboard and doors leading to all rooms.

The lounge has a double glazed window to the front aspect, is laid to carpeted flooring, has a radiator to one wall and access to the store room.

The store room itself has a double glazed window to the front aspect, is again laid to carpeted flooring and has space for a tumble dryer.

The fitted kitchen has a double glazed window to the rear aspect and is laid to vinyl flooring. There is a range of wall and base units with cupboards and drawers under and roll top worktops over, along with a stainless steel sink. The kitchen also has space for a washing machine, a fridge/freezer and a cooker with extractor over.

The bathroom has an obscure double glazed window to the rear aspect, is laid to vinyl flooring and has radiator to one wall. There is a panel enclosed bath with shower over, a WC and a pedestal wash hand basin.

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 storage cupboards.

Bedroom two has a double glazed window to the rear aspect, is again laid to carpeted flooring and has a radiator to one wall.

The study has a double glazed window to the rear aspect, carpeted flooring and a radiator to one wall.

OUTSIDE

To the front there is a communal garden. Whilst to the rear of the property, there is a useful lockable brick-built shed.



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

Superfast Fibre Broadband is available with download speeds of up to 55-77 Mbps and upload speeds of up to 15-20 Mbps. Information has been provided by the Openreach website.

T: 023 8202 2192

5 West End Road, Bitterne,
Southampton, Hampshire, SO18 6TE

E: bitterne@whiteandguard.com

W whiteandguard.com

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.



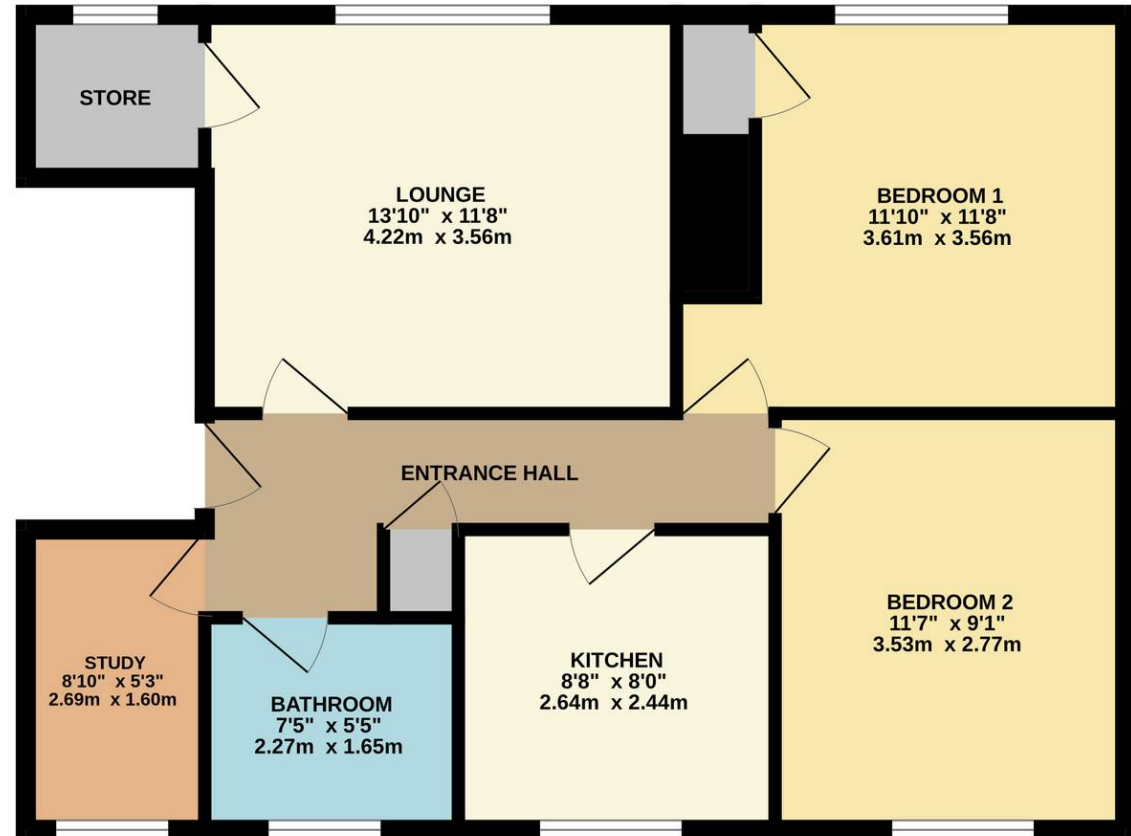
rightmove

PRS Property Redress Scheme

Zoopla



GROUND 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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