



19 Gatcombe Gardens, West End, Southampton, SO18 3NA

Offers Over £340,000

WHITE & GUARD

# 19 Gatcombe Gardens

West End, Southampton

## INTRODUCTION

Situated in the popular location of Chartwell Green in West End, this three bedroom semi detached house has been finished to a high standard throughout. Accommodation briefly comprises an entrance hall, a 13ft lounge, a 17ft kitchen/diner and a conservatory on the ground floor. The first floor benefits from three bedrooms and a modern fitted family bathroom. Additional benefits include off road parking, a detached garage and low maintenance both front and rear gardens.

## 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. 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 C
- EPC - Grade C





## INSIDE

Entering through the UPVC double front door into the entrance hall, laid to tiled flooring, a radiator to one wall, stairs leading to the first floor with under the stairs storage, a separate built in storage cupboard and access to all principal rooms.

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

The 17ft kitchen/diner has a double glazed window to the rear aspect, double glazed patio doors to the rear aspect opening to access the conservatory, laid to tiled flooring, a range of wall and base units, with cupboard and drawers under and rolltop worktops over and composite sink with a mixer tap. Integrated appliances include a fridge freezer, a washing machine, a dishwasher, an oven and a hob with extractor over. The conservatory is laid to tiled flooring, has a double glazed window to both the side and rear aspect with patio doors to the side aspect opening to access the rear garden.

Upstairs the first floor landing has a double glazed window to the side aspect, laid to carpeted flooring, has two built in storage cupboards with one housing the water tank, a loft hatch and access to all principal rooms.

Bedroom one has a double glazed window to the front aspect, laid to carpeted flooring and a radiator to one wall.

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

Bedroom three has a double glazed window to the front aspect, laid to carpeted flooring and a radiator to one wall.

The bathroom has an obscure double glazed window to the rear aspect, laid to tiled flooring, partly tiled walls, a heated towel rail, a panel enclosed bath with shower over, a WC and a wash hand basin with storage over.

## OUTSIDE

A dropped kerb to the front of the property gives access to the hard standing driveway, providing off road parking for multiple vehicles. The driveway leads to the garage with an electric roller door, power and lighting. The front garden is mainly laid to lawn with flowerbeds bordering.

The rear garden has a hard standing patio from the back door leading to a lawn with two raised decking area to the rear of the property. Flowerbeds border with the garden being enclosed via a wooden fence and brick wall.



## 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 900Mbps. 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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