



71 Yeovil Chase, Harefield, Southampton, SO18 5NZ

In Excess of £290,000

WHITE & GUARD

71 Yeovil Chase

Harefield, Southampton

INTRODUCTION

Situated in the popular location of Bitterne this three-bedroom detached house, is finished to a good standard. Accommodation briefly comprises an inviting entrance hall, three bedrooms, a bathroom, a lounge/diner, a kitchen, a cloakroom, additional benefits include of two private parking spaces. To fully appreciate both the accommodation on offer and the property's location, an early viewing truly is a must.

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

There is a Service Charge for Maintenance which is £207 per annum.

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





INSIDE

Entering through the double glazed panelled composite front door, leading directly into the entrance hall is a large storage cupboard for hanging both coats and shoes. The entrance hall is laid to carpets, has carpeted stairs leading to the first floor and a radiator to one wall.

The kitchen benefits from having a dual aspect, with two double-glazed windows to the front and the side aspects and laid to vinyl flooring. A range of wall and base units with cupboards underneath and work surfaces over and a sink/drain. Integrated appliances include a gas hob and an electric oven with an extractor over, along with space for a washing machine, a fridge freezer and a dishwasher.

The cloakroom is laid to vinyl flooring, has an extractor fan, a WC, a wash hand basin and a radiator to one wall.

The 15ft lounge/diner has dual aspect with two double glazed windows to the side and the rear aspects, double glazed French doors to the rear aspects, laid to carpeted flooring and radiators to both walls.

The landing is laid to carpet, has access to the loft hatch and a large storage cupboard.

Bedroom one has a double glazed window to the front aspect, laid to carpets, has a built in wardrobe and a radiator.

Bedroom two has a double glazed window to the rear aspect, laid to carpets, a built in wardrobe and a radiator to one wall.

Bedroom three has a double glazed window to the rear aspect, laid to carpets and a radiator to one wall.

The bathroom is laid to tiled flooring and part tiled walls, has a radiator, a bath with shower over, a WC and a wash hand basin with storage underneath.

OUTSIDE

The property benefits from a rear garden, which is mainly laid to lawn, along with a patio area, a shed which benefits from a bolt-down bike rack, a fence enclosed and has side access to block paved parking.

To the front of the property there is bushes and further block paved 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

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

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.



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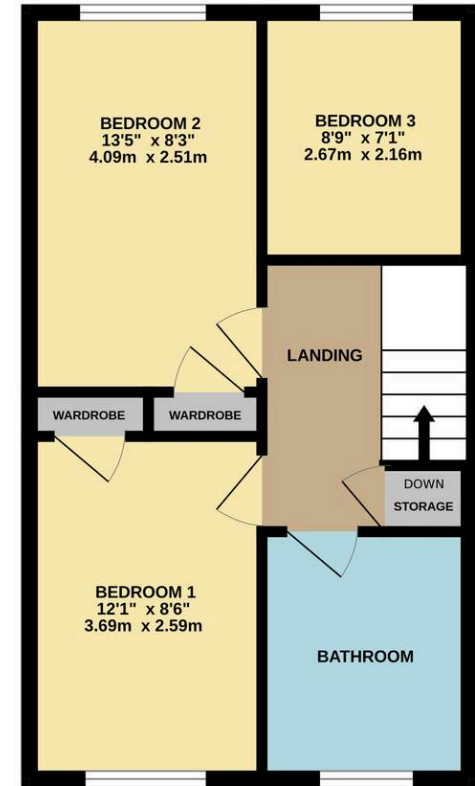
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GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.

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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