



6 Cerne Close, West End, Southampton, SO18 3NG
£290,000

WHITE & GUARD

6 Cerne Close

West End, Southampton

INTRODUCTION

Located in the highly popular location of Chartwell Green in West End this extended two bedroom semi-detached house has been finished to a high standard throughout and briefly comprises of an entrance hall, lounge, modern fitted kitchen, downstairs WC and dining room on the ground floor. The first floor benefits from two bedroom and fitted family bathroom. The property also benefits from off road parking for multiple vehicles, detached garage and enclosed rear garden.

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.

- Eastleigh borough council - Band C
- EPC rating - D
- Tenure - Freehold





INSIDE

Entering via the UPVC double glazed front door into the entrance hall with laminate flooring, built in storage cupboard, stairs leading to the first floor and access to the lounge.

The lounge has a double glazed window to front aspect, carpeted flooring, radiator to one wall, built in understairs storage and access to the kitchen.

The kitchen has a double glazed window to rear aspect, laminate flooring, electric radiator to one wall, a range of wall and base units with marble effect worktops and composite sink. Integrated appliances include dishwasher, oven and hob with extractor over, with space for washing machine and American style fridge freezer.

The dining room is accessible from the kitchen and has a skylight, double glazed patio doors to rear aspect opening to the garden, electric radiator to one wall and access to the downstairs WC.

The first floor landing has a double glazed window to side aspect, carpeted flooring, loft hatch and access to all principal rooms.

Bedroom one has a double glazed window to front aspect, carpeted flooring, radiator to one wall and built in storage cupboard and wardrobe.

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

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

OUTSIDE

A dropped kerb to the front of the property gives access to the hard standing driveway providing off road parking for multiple vehicles with access leading to the garage with up and over door power and lighting. The front garden has been laid to shingle providing additional area for parking and access to the front door.

The rear garden is landscaped with hard standing patio and artificial grass, with access to the garage via a UPVC double glazed 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

Fibre Broadband is available with download speeds of up to 76 Mbps and upload speeds of up to 15 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.

