

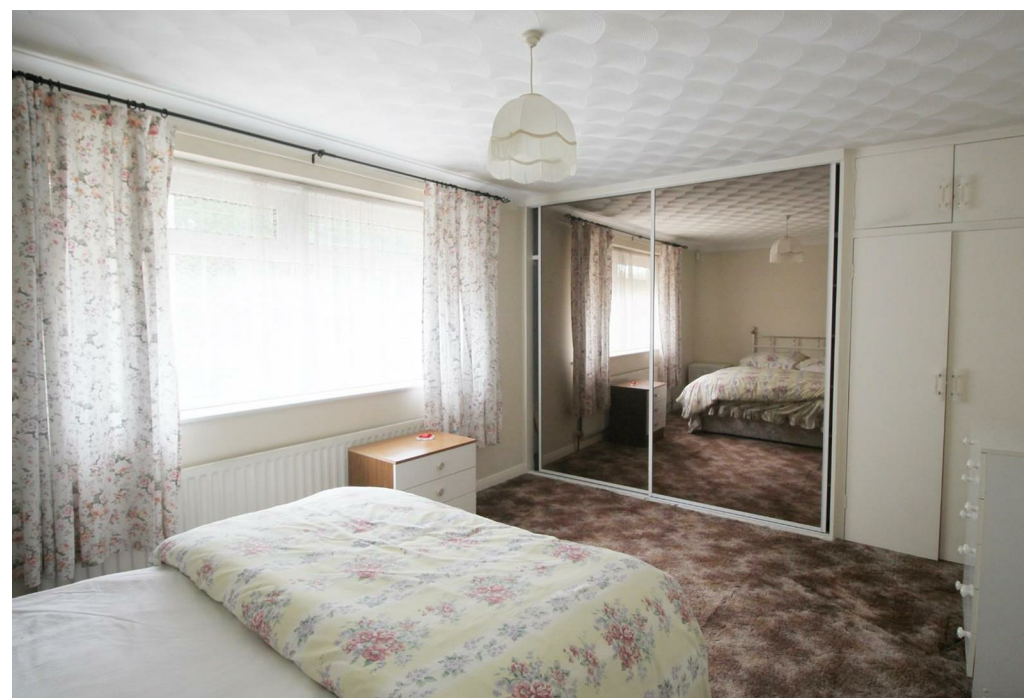


Moorgreen Road,
Southampton,
SO30 3EB

£325,000



(NO FORWARD CHAIN) Hunters are delighted to bring to the market this three bedroom semi detached home. Conveniently situated with easy access to St James Primary School, shops and amenities. The property offers three bedrooms, family bathroom, 15ft living room, kitchen/diner and conservatory. Further features include a detached garage and parking for several vehicles and a good size enclosed rear garden.



Front Approach

Wrought iron fence and gate to front, mainly laid to shingle, path to front door, side gated access.

Entrance Hall

Fitted carpet, radiator, stairs to 1st floor landing, under stairs storage cupboard, door to:

Living Room 15'10" x 10'10"

Double glazed bow window to front aspect, radiator, TV point, coving to textured ceiling. chimney breast with feature fireplace.

Kitchen/Diner 15'10" x 9'6"

Fitted with a matching range of base and eye level units and drawers with worktops over, stainless steel sink unit and drainer with mixer tap, plumbing for washing machine, space for cooker, space for fridge and freezer, radiator, double glazed window to rear, vinyl flooring door to:

Conservatory 13'1" x 6'8"

Double glazed construction with power and light connected, vinyl flooring, double doors to garden

Landing

Fitted carpet, radiator, access to loft hatch door to:

Master Bedroom 14'0" x 10'10"

Double glazed window to front aspect, radiator, fitted carpet, built in double wardrobes with full length mirrored sliding doors with hanging space, airing cupboard housing hot water tank and additional shelving.

Bedroom 2 9'6" x 8'6"

Double glazed window to rear aspect, radiator, fitted carpet.

Bedroom 3 9'6" x 6'9"

Double glazed window to rear aspect, radiator, fitted carpet

Bathroom

Fitted with a three piece suite comprising panelled bath with shower attachment over mixer taps, pedestal wash hand basin, low level WC, radiator, three opaque double glazed windows to side aspect.

Rear Garden

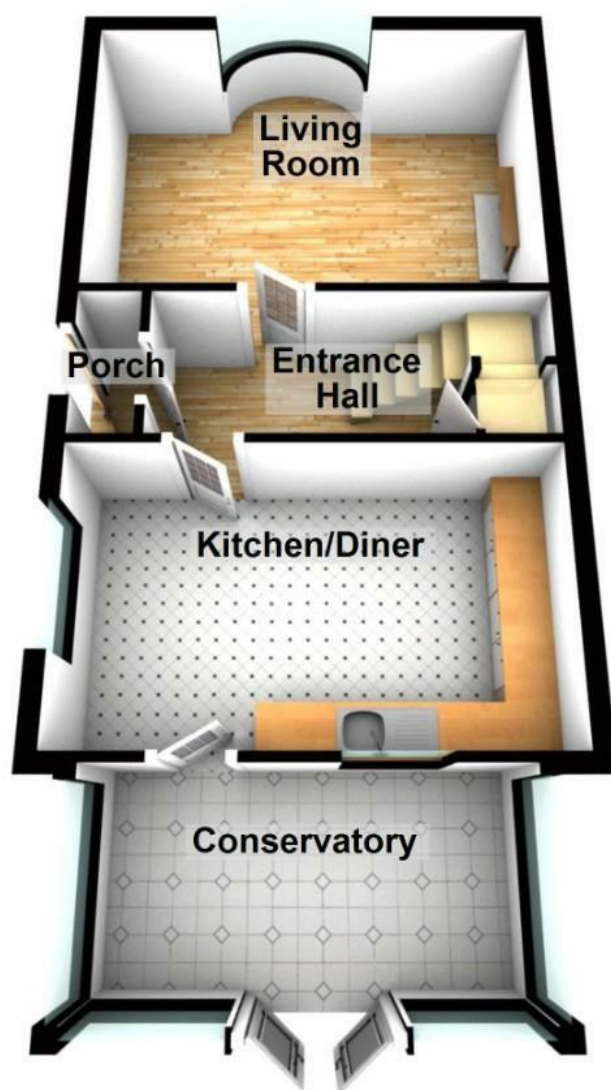
Enclosed by wooden panelled fence to rear and sides, mainly laid to lawn, pathway leading to rear gated access and garage with parking.

Garage

Detached garage with up and over door, with parking for a couple of vehicles.

Tenure: Freehold
Council Tax Band: C

Ground Floor



First Floor



- THREE BEDROOMS
- SEMI DETACHED
- DETACHED GARAGE
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- ST JAMES SCHOOL CATCHMENT
- CONSERVATORY
- GOOD SIZE GARDEN
- GAS CENTRAL HEATING
- NO FORWARD CHAIN

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.