

# HUNTERS<sup>®</sup>

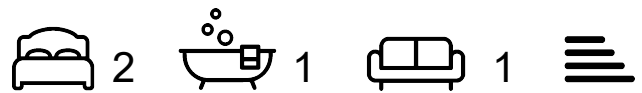
HERE TO GET *you* THERE



## Holcroft Road

Southampton, SO19 6HF

Asking Price £270,000



Council Tax: B



# 58 Holcroft Road

Southampton, SO19 6HF

Asking Price £270,000



## Entrance

Double glazed front door and window to front aspect, built in storage currently housing tumble dryer, stair to first floor, fitted carpet, door to living room, opening to:

## Kitchen / Breakfast Room

12'9" x 10'8" max (3.89m x 3.25m max)

Double glazed windows to side and rear aspects, double glazed door to rear garden. Fitted with a matching range of eye and base level units providing cupboard and drawer space with work tops over. Ceramic sink and drainer unit with mixer tap over. Breakfast bar, space for dishwasher, space for fridge freezer, freestanding range style cooker with gas hob and electric double oven and stainless steel extractor hood over. Built in larder style cupboard. Perspex splash back, vinyl flooring, coving to ceiling with inset spot lighting. Under-stairs storage cupboard housing meters and fuse box.

## Living Room

16'8" x 10'8" (5.08m x 3.25m)

Double aspect room with double glazed window and door to rear aspect and double glazed window to front aspect. multi fuel burning stove, radiator, fitted carpet.

## Master Bedroom

16'7" x 10'8" (5.05m x 3.25m)

Double aspect room with double glazed windows to front and rear aspects, over stairs storage cupboard housing hot water tank, two radiators, fitted carpet.

## Bedroom 2

12'2" x 8'6" (3.71m x 2.59m)

Double glazed window to front aspect, built in

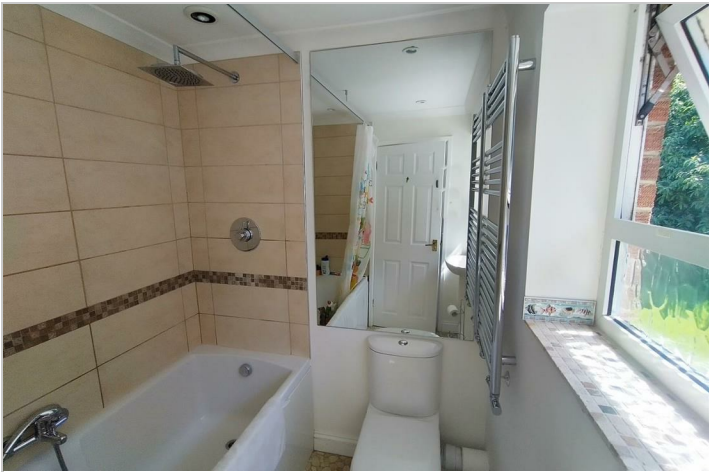
storage cupboard housing boiler, radiator, fitted carpet.

## Bathroom

Opaque glass double glazed window to rear aspect. Fitted with a three piece white suite comprising, panel enclosed bath with rainfall shower and additional hand shower attachment, wash hand basin and low level WC. Wall mounted heated towel radiator, tiling to principle areas, vinyl flooring, coved ceiling with inset spot lighting.

## Rear Garden

Enclosed with wooden panel fencing, backing on to woodland, mainly laid to lawn with paved patio area. Garden shed, access to front via gate.



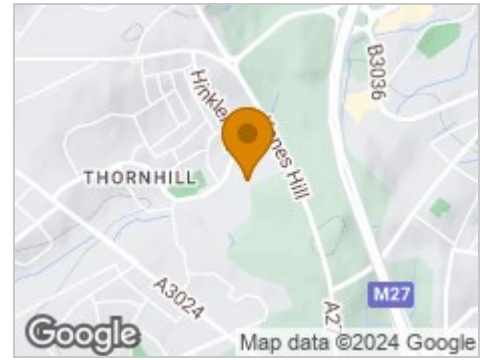
## Road Map



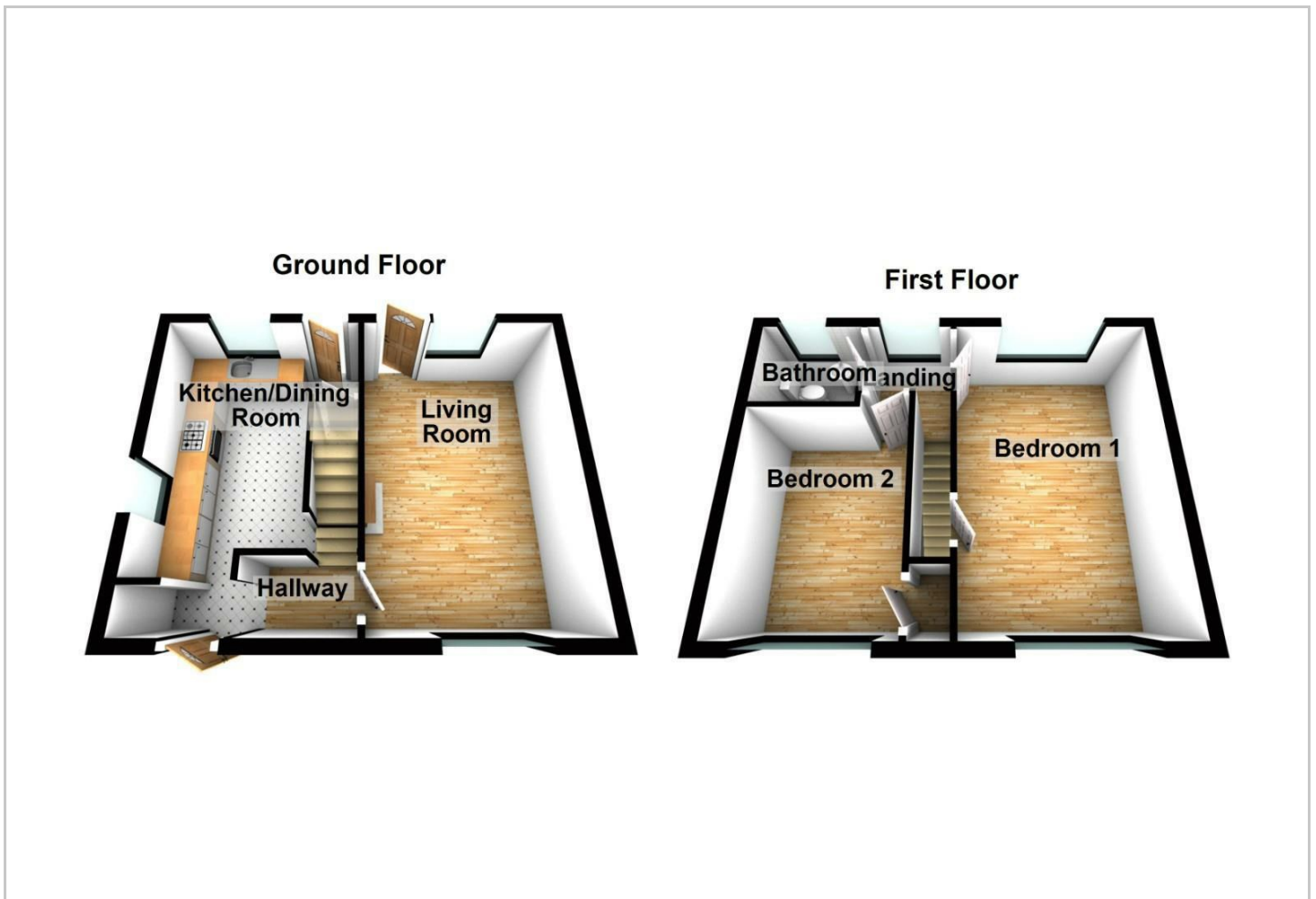
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.