



14 Bryony Gardens, Horton Heath - SO50 7PT

In Excess of £290,000

WHITE & GUARD

14 Bryony Gardens

Horton Heath, Eastleigh

INTRODUCTION

Tucked away at the bottom of a quiet cul-de-sac in Fair Oak and offered for sale with no forward chain is this well presented two bedroom end of terrace house with a garage and driveway. Occupying a quiet position with beautifully kept, mature front and rear gardens the property comprises a fitted kitchen and spacious living room with feature spiral staircase. Across the first floor are two well-proportioned double bedrooms and a well appointed bathroom suite.

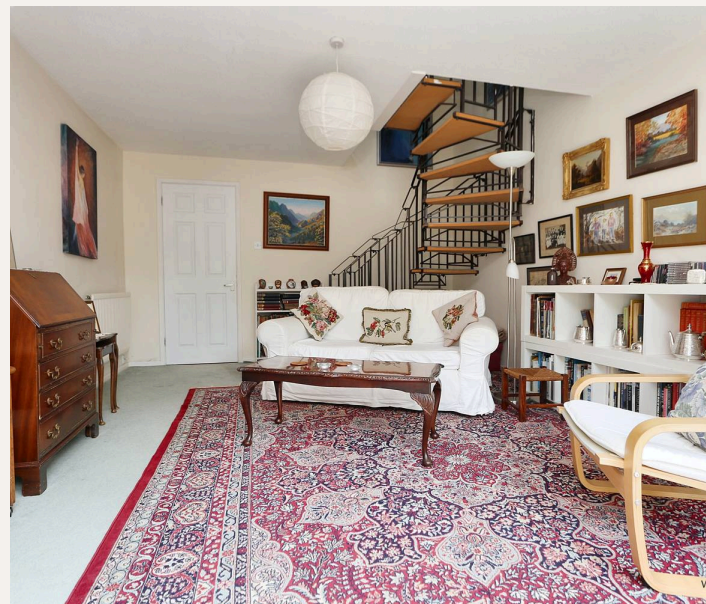
LOCATION

The property is located in the semi-rural village of Horton Heath with the pretty village of Fair Oak on its doorstep, which has some popular pubs, a local butcher, bakers and several other small independent shops. The property is also within catchment for Wyvern College which caters for 11-16 year olds and has academy status. Hedge End and its thriving retail park that includes M&S and Sainsburys are also close by. Eastleigh Town Centre is also nearby which has a broad range of shops, amenities and has a mainline railway station. Southampton Airport is only a stones throw away as are all main motorway access routes.

- EASTLEIGH COUNCIL TAX BAND C
- EPC RATING C FREEHOLD
- NO FORWARD CHAIN
- TWO BEDROOM END OF TERRACE HOME
- SITUATED IN A QUIET CUL DE SAC
- SPACIOUS LIVING ROOM
- TWO DOUBLE BEDROOMS
- MATURE REAR GARDEN
- DRIVEWAY & GARAGE



WHITE & GUARD



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INSIDE

A glazed panel front door opens into the entrance hall which has an archway leading to the kitchen. The kitchen itself comprises a range of matching wall and base level work units with fitted work surfaces over which incorporate an inset stainless steel sink and drainer, space is provided for a cooker, fridge freezer and a washing machine, while a double glazed window to the front overlooks the attractive front gardens. Set at the back of the house is a sizeable living room which allows space for a dining table and chairs and double glazed French doors open onto the rear garden.

A feature spiral staircase leads to the first floor. Both bedrooms are well proportioned double rooms and are serviced by a well-appointed bathroom suite which comprises a panel enclosed bath with electric shower over and fitted shower screen, pedestal wash hand basin and WC.

OUTSIDE

Externally the property benefits from a garage and driveway parking. The garage is accessed via an up and over door and has power and lighting. The well-presented rear garden has a patio seating terrace which extends to a lawn. A comprehensive range of mature shrubs, plants and trees provide a lovely degree of privacy and the garden leads around the side of the house with space for a garden shed and a gate provides side pedestrian access.



SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband ; Superfast Fibre Broadband 48-74 Mbps download speed 12 - 20 Mbps upload speed. This is based on information provided by Openreach.

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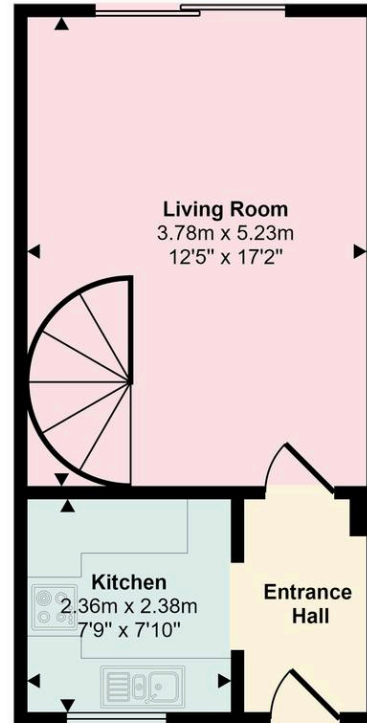
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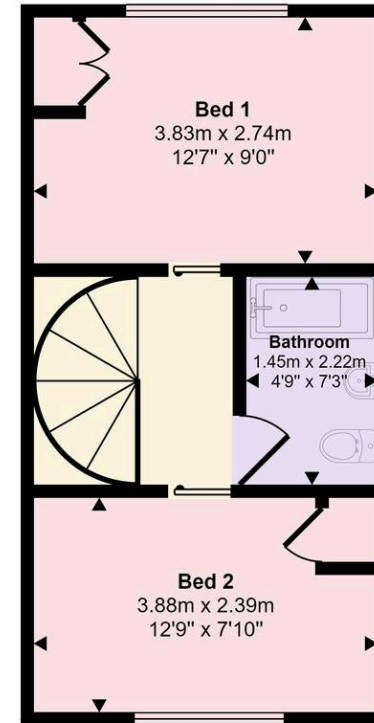
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically 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.



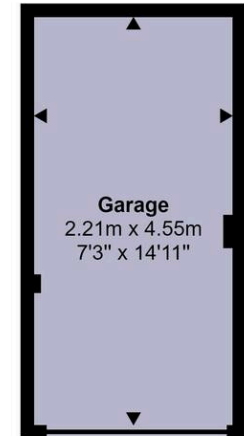
Approx Gross Internal Area
69 sq m / 746 sq ft



Ground Floor
Approx 30 sq m / 319 sq ft



First Floor
Approx 30 sq m / 319 sq ft



Garage
Approx 10 sq m / 108 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.