



**Hinkler Road, Southampton SO19 6DS**

**welcome to**

## **Hinkler Road, Southampton**

DON'T MISS OUT on viewing this spacious 2 bedroom end of terrace house, ideally situated close to local amenities and with easy access to the M27. The property benefits from a spacious lounge and kitchen, shower room and tiered South facing rear garden.

### **Front Garden**

Fenced off front lawn, private path leading to access.

### **Entrance Porch**

Open space providing room for additional storage.

### **Entrance Hall**

Access to all rooms, laminate flooring throughout, gas radiator.

### **Lounge**

16' 7" x 10' 5" ( 5.05m x 3.17m )

Generous living space with electric fireplace feature, carpets throughout, gas radiator, double glazed window to side and rear aspect, French patio doors to rear garden.

### **Kitchen**

12' 7" x 12' ( 3.84m x 3.66m )

Double glazed window to rear aspect, under stairs storage, access to garden, wall and base cupboard units, Range cooker, gas hob, overhead extractor, space for white goods, gas radiator.

### **Landing**

Carpet throughout, access to all rooms, gas radiator.

### **Bedroom 1**

16' 6" x 10' 7" ( 5.03m x 3.23m )

Gas radiator, double glazed window to front and rear aspect, carpet throughout, built in storage.

### **Bedroom 2**

10' 9" x 8' 11" ( 3.28m x 2.72m )

Double glazed window to front aspect, carpets throughout, built in storage, gas radiator, access to loft.

### **Shower Room**

W/c, wash hand basin, shower cubicle, gas radiator, double glazed window to rear aspect.

### **Rear Garden**

South facing enclosed rear garden, tiered with decking seating area, side access, outside tap, greenhouse and storage unit.







**Fox & Sons are delighted to welcome to the market this spacious 2 bedroom end of terrace house, situated close to local amenities and with easy access to the M27.**

**The property boasts a spacious living room, with an electric fireplace and doors leading to the rear garden. The kitchen is generously sized with plenty of storage, worktop space and space for white goods.**

**Upstairs, there are two bedrooms which both come with fitted storage. The shower room is functional and comprises a w/c, wash hand basin and shower cubicle.**

**The South facing rear garden is tiered with a seating area, greenhouse and storage unit.**



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## Hinkler Road, Southampton

- End of Terrace House
- Two Bedrooms
- Lounge with Fireplace
- Spacious Kitchen
- Shower Room

Tenure: Freehold EPC Rating: Awaited

**£225,000**



**Ground Floor**



**First Floor**

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