









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

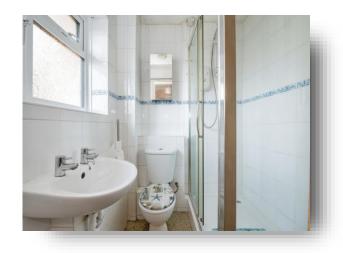
W/c, wash hand basin, shower cubicle, gas radiator, double glazed window to rear aspect.

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



First Floor

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