



Orchards Way, West End, Southampton SO30 3FB

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Orchards Way, West End Southampton

Available with NO ONWARD CHAIN, don't miss out on this fantastic 2 bedroom home situated in the highly desirable West End area. The property features a downstairs shower room, upstairs bathroom, dining room with underfloor heating and a generous rear garden.

Front Garden

Well-kept gated front garden with lawn area and path leading to entrance.

Entrance Hall

Access to all rooms, carpet throughout, gas radiator.

Lounge

13' 6" x 10' 11" (4.11m x 3.33m)

Carpet throughout, gas radiator, archway leading to conservatory, double glazed window to the front aspect, brick fireplace feature.

Dining Room

10' 3" x 7' 10" (3.12m x 2.39m)

Access to the rear garden, gas radiator, underfloor heating.

Kitchen

11' 7" x 8' 2" (3.53m x 2.49m)

Wall and base cupboard units, work surfaces, electric oven, electric hob, overhead extractor, space for white goods, gas radiator, double glazed window to the rear aspect, stainless steel sink and drainer.

Downstairs Shower Room

w/c, wash hand basin, shower cubicle, double glazed window to the side aspect.

Landing

Access to all rooms, carpet throughout, access to loft, double glazed window to the front aspect.

Bedroom One

13' 6" x 11' (4.11m x 3.35m)

Carpet throughout, double glazed windows to the front and rear aspects, built in wardrobes.

Bedroom Two

8' 3" x 8' 2" (2.51m x 2.49m)

Carpet throughout, gas radiator, double glazed window to the rear aspect overlooking the garden.

Bathroom

W/c, wash hand basin, gas radiator, double glazed window to the rear aspect, bath, loft access.

Rear Garden

Enclosed West facing rear garden with patio seating area, outside tap, well-kept lawn, shared access down the side, storage sheds and a greenhouse.





Discover this charming 2 bedroom mid-terrace home, situated in the sought after West End area.

Inside, the living room is spacious and bright, featuring a cosy fireplace. The living room flows seamlessly into the dining room, boasting plenty of natural light and views across the rear garden. The fitted kitchen is a good size, providing plenty of storage and worktop space. Further benefits include a downstairs shower room.

Upstairs, you'll find two generously sized bedrooms, with the primary bedroom boasting built in wardrobes for added storage. The upstairs bathroom is well-appointed, serving the needs of the household.

The property presents a fantastic renovation opportunity for those looking to personalise their own space. The generous rear garden features storage sheds and a greenhouse, alongside a well-kept lawn and patio seating area. The front garden is also meticulously maintained, with plenty of on-street parking available.

Ideally located close to local amenities, schools and excellent transport links, this home is perfect for families and commuters alike!



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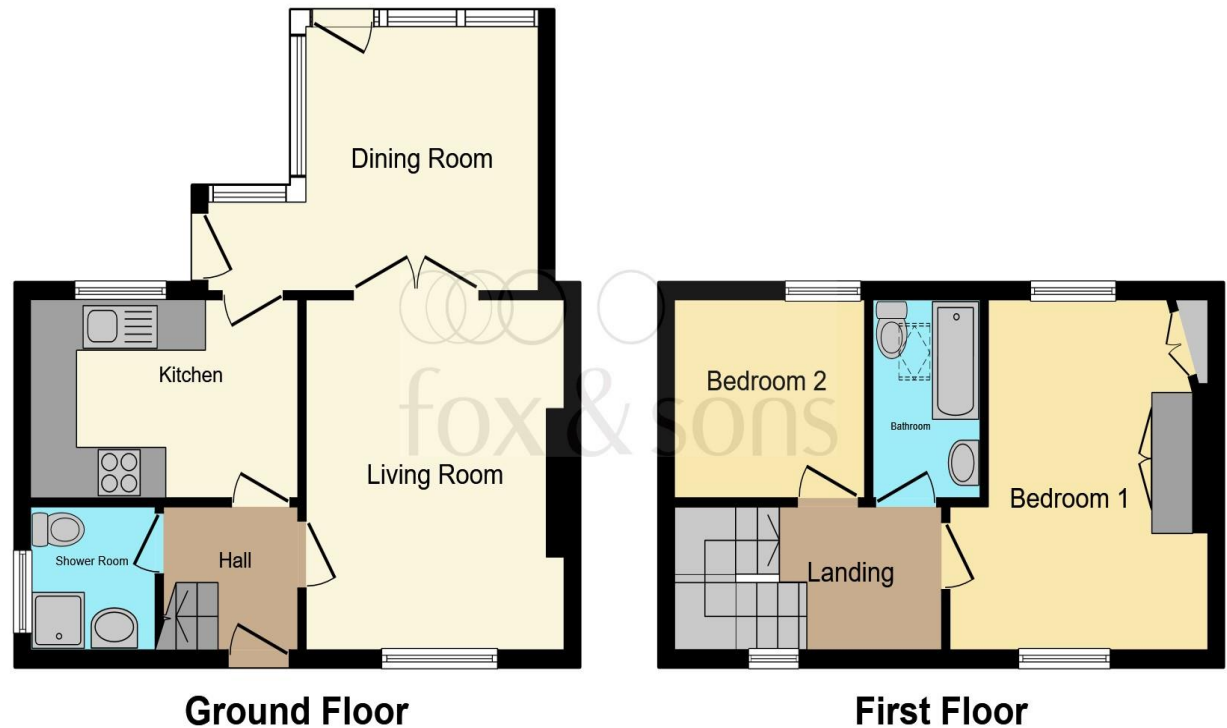
Orchards Way, West End Southampton

- 2 Bedroom Terraced House
- Generous Rear Garden
- Dining Room with Underfloor Heating
- Downstairs Shower Room and Upstairs Bathroom
- Quiet Neighbourhood

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£275,000



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