



Hinkler Road, Southampton SO19 6FT

welcome to

Hinkler Road, Southampton

GENEROUS REAR GARDEN!

Don't miss out on this fantastic three bedroom semi-detached house, featuring a spacious kitchen/diner, downstairs w/c, family bathroom and off-road parking for 1/2 cars. A viewing is highly recommended!

Front

Paved driveway suitable for 1/2 cars, side access to rear garden.

Entrance Porch

Ideal storage space.

Entrance Hall

Access to all rooms, laminate flooring, gas radiator.

Cloakroom

W/c, wash hand basin, double glazed window to the side aspect.

Lounge

Carpet throughout, double glazed window to the front aspect, gas radiator.

Kitchen/Dining Room

17' 9" x 14' 3" (5.41m x 4.34m)

Double glazed window to the rear aspect, space for white goods, laminate flooring, access to the garden, wall and base cupboard units, electric oven and hob, overhead extractor, American fridge/freezer, combi boiler.

Landing

Access to all rooms, loft access, carpet throughout.

Bedroom One

11' 11" x 9' 9" (3.63m x 2.97m)

Gas radiator, double room, carpet throughout, double glazed window to the rear aspect, freestanding wardrobe.

Bedroom Two

10' 11" x 9' 11" (3.33m x 3.02m)

Double room, freestanding wardrobe, double glazed window to the front aspect, carpet throughout, gas radiator.

Bedroom Three

7' 9" x 6' (2.36m x 1.83m)

Carpet throughout, gas radiator, freestanding wardrobe, double glazed window to the front aspect.

Bathroom

Bath with overhead shower, wash hand basin, w/c, heated towel rail, double glazed window to the rear aspect, extractor fan.

Rear Garden

Enclosed West facing rear garden with side access, well-kept lawn and patio area with seating, wooden outbuilding used for storage and plastic shed.





Fox & Sons are delighted to welcome to the market this three bedroom semi-detached house, situated close to local amenities and with easy access to the M27.

Step inside, you'll find a spacious lounge with a fantastic bay window, filling the room with plenty of natural light. The kitchen/diner is generous in size, with modern fixtures and fittings and ample space for a dining table and chairs. Further benefits include a downstairs w/c for added convenience.

Upstairs, you will find three well-appointed bedrooms and a modern family bathroom. To the front of the property there is off-road parking available, ideally for 1/2 cars. The rear garden is a true gem, featuring a generous seating area and well-kept lawn.

A viewing is highly recommended!



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welcome to

Hinkler Road, Southampton

- Semi-Detached House
- Three Bedrooms
- Spacious Kitchen/Dining Room
- Downstairs W/c
- Generous Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£300,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:

BIT112551 - 0002

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