



Wadhurst Gardens, Southampton SO19 9QQ

welcome to

Wadhurst Gardens, Southampton

* SPLIT LEVEL MAISONETTE * TWO BEDROOMS * LOUNGE/DINER * KITCHEN * SHOWER ROOM * FRONT GARDEN * ON STREET PARKING * CLOSE TO LOCAL AMENITIES, SCHOOLS AND NATURE RESERVE * GREAT LOCATION *

Entrance Porch

Stairs leading to first floor.

Landing

Access to all rooms and loft space, carpet throughout.

Lounge/Diner

19' 8" x 11' 9" (5.99m x 3.58m)

Double glazed window to the rear aspect, laminate flooring, electric heater, storage cupboards, electric fireplace, TV point.

Kitchen

15' 3" x 8' 7" (4.65m x 2.62m)

Wall and base cupboard units, freestanding fridge/freezer, Range cooker, electric hob, overhead extractor, washing machine, stainless steel sink and drainer, tiled flooring, double glazed window to the front aspect.

Bedroom One

12' 6" x 9' 5" (3.81m x 2.87m)

Double glazed window to the front aspect, laminate flooring, built in wardrobes.

Bedroom Two

11' 10" x 10' 9" (3.61m x 3.28m)

Double glazed window to the rear aspect, carpet throughout.

Shower Room

Low level w/c, wash hand basin, shower cubicle, partially tiled walls, tiled flooring, heated towel rails, extractor fan.

Front Garden

Enclosed private garden, decking area with hot tub, artificial grass.





Fox & Sons are delighted to welcome to the market this two bedroom split level maisonette, located on the first floor. Stairs from the ground floor lead up to the spacious lounge/diner and fitted kitchen. The modern shower room and two well-appointed bedrooms are located on the next level.



The property is presented nicely throughout, offering generously sized rooms and ample space for furniture and storage solutions. Outside, this maisonette comes with a well-maintained private front garden.

Wadhurst Gardens is ideally located with local amenities, schools and Westwood Nature Reserve on your doorstep.

Perfect for first time buyers or investors, a viewing is recommended to appreciate what this home has to offer!



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welcome to

Wadhurst Gardens, Southampton

- First Floor Maisonette
- Two Bedrooms
- Spacious Lounge/Diner
- Fitted Kitchen
- Shower Room

Tenure: Leasehold EPC Rating: C

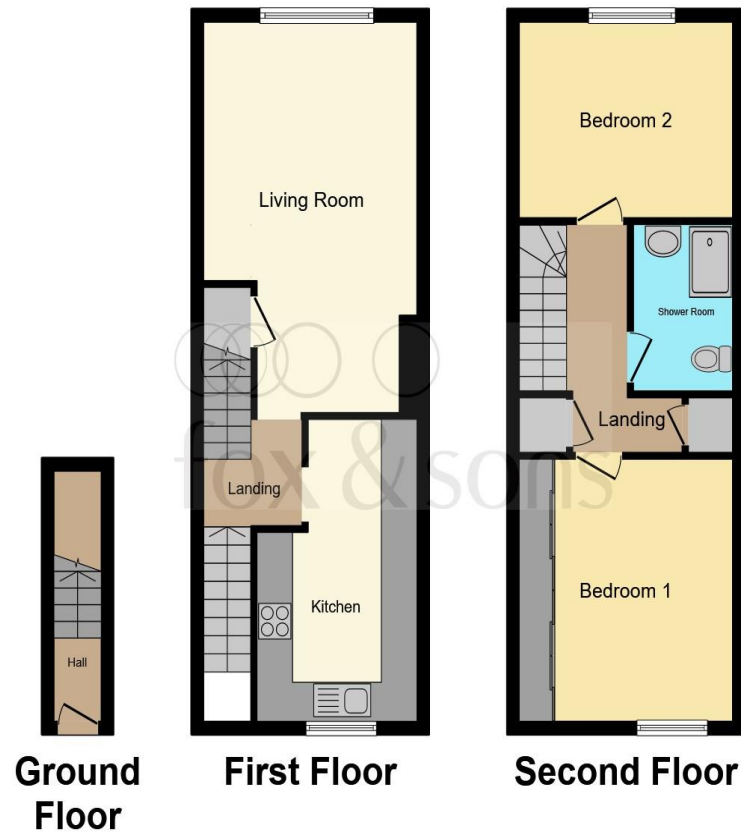
Council Tax Band: A Service Charge: 279.22

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2001.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000



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:
BIT112786 - 0006

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