



Hinkler Road, Southampton SO19 6FW

fox & sons

welcome to

Hinkler Road, Southampton

* THREE BEDROOM END OF TERRACE HOUSE * EXTENDED TO THE REAR * TWO RECEPTION ROOMS * MODERN AND BEAUTIFULLY PRESENTED THROUGHOUT * FRONT AND REAR GARDENS * CLOSE TO LOCAL AMENITIES, SCHOOLS AND PARKS *

Entrance Porch

7' 6" x 5' 8" (2.29m x 1.73m)

Tiled flooring, storage, access to property.

Lounge

20' 7" x 11' 2" (6.27m x 3.40m)

Double glazed windows to the front aspect and overlooking conservatory, electric log fire, wooden slatted shutters, carpet throughout, gas radiator.

Dining Room

19' 8" x 9' 4" (5.99m x 2.84m)

Double glazed windows to the rear and side aspect, gas radiator, laminate flooring, seating and dining area, bi-fold doors leading to the garden.

Kitchen

20' 8" x 8' 3" (6.30m x 2.51m)

Wall and base cupboard units, integrated dishwasher, washing machine, tumble dryer, fan oven, grill, microwave, electric hob, overhead extractor, larder, hot water tap, breakfast bar, access to extended area.

Landing

Access to all rooms, carpet throughout, double glazed window to the side aspect.

Bedroom One

11' 7" x 11' 3" (3.53m x 3.43m)

Double glazed window to the front aspect, built in wardrobes, gas radiator, carpet throughout.

Bedroom Two

11' 9" x 9' 9" (3.58m x 2.97m)

Double glazed window to the rear aspect, carpet throughout, gas radiator, built in storage, loft hatch.

Bedroom Three

11' 7" x 8' 9" (3.53m x 2.67m)

Double glazed window to the front aspect, gas radiator, carpet throughout.

Bathroom

Bath with overhead shower and screen, wash hand basin with storage below, w/c, heated towel rail, two double glazed windows to the rear aspect, extractor fan, partially tiled walls.

Loft Space

Pull out ladder, boarded.

Front Garden

Gated private front garden with seating area and side access.

Rear Garden

Enclosed South East facing garden with slab area, electric points, outside tap, side and rear access.





Fox & Sons are delighted to welcome to the market this three bedroom end of terrace home. The property is beautifully presented throughout boasting modern fixtures and fittings.

The ground floor of the property boasts a spacious living room with a cosy log burner, perfect for those winter evenings. There is an extension to the rear. comprising a generous dining room with bi-fold doors leading to the well-maintained rear garden. The fitted kitchen is also generous in size with modern appliances and plenty of storage.

Upstairs, there are three well-appointed bedrooms and a modern family bathroom.

Hinkler Road provides easy access to the M27 and offers local amenities, schools and parks nearby. A viewing is highly recommended to appreciate this fantastic home!



view this property online fox-and-sons.co.uk/Property/BIT112775



welcome to

Hinkler Road, Southampton

- End of Terrace House
- Three Bedrooms
- Beautifully Presented Throughout
- Two Reception Rooms
- Extended to the Rear

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£290,000



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

view this property online fox-and-sons.co.uk/Property/BIT112775



Property Ref:
BIT112775 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



023 8044 6724



Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON,
Hampshire, SO18 5RS



fox-and-sons.co.uk