



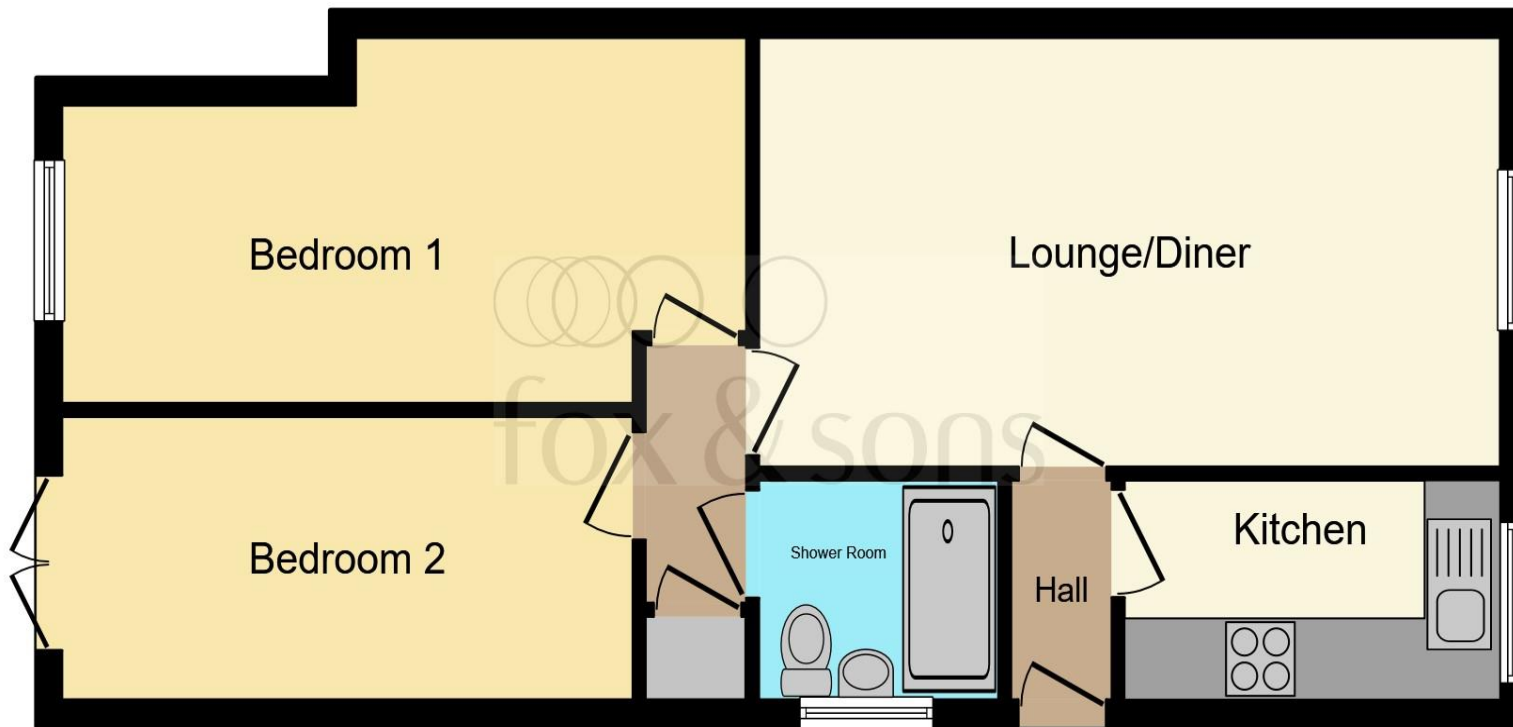
Sengana Close, Botley, Southampton, SO30 2NU

welcome to

Sengana Close, Botley, Southampton

This semi-detached bungalow situated in the sought after location of Botley. The property benefits from a lounge/dining room, kitchen, two bedrooms, a bathroom, garage and driveway providing off road parking. Viewings highly recommended!





Entrance Hall

Kitchen

10' 1" x 5' 1" (3.07m x 1.55m)

Living Room

19' 7" x 10' 5" MAX (5.97m x 3.17m MAX)

Hallway

Bedroom One

17' x 8' 10" MAX (5.18m x 2.69m MAX)

Bedroom Two

14' 3" x 6' 10" MAX (4.34m x 2.08m MAX)

Bathroom

Front Garden

Rear Garden

Garage

19' 11" x 8' 7" (6.07m x 2.62m)

Total floor area 54.6 sq.m. (588 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Sengana Close, Botley, Southampton

- SEMI-DETACHED BUNGALOW
- QUIET CUL-DE-SACK LOCATION
- TWO BEDROOMS
- MULTIPLE OFF ROAD PARKING
- GARAGE

Tenure: Freehold EPC Rating: D

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HEE105267



Property Ref:
HEE105267 - 0003

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



01489 785269



HedgeEnd@fox-and-sons.co.uk



Stirling House, 5 St. Johns Road, Hedge End,
SOUTHAMPTON, Hampshire, SO30 4AA



fox-and-sons.co.uk