



102 Granada Road, Hedge End, Southampton, SO30 4AQ

welcome to

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Fox & Sons are delighted to offer for sale this three bedroom detached bungalow situated in the popular non-estate residential location of Granada Road.

Entrance Hall

PVC front door to entrance hall leading to all rooms. Double glazed front aspect window, loft hatch, storage cupboard and telephone point.

Living Room

11' 11" x 14' 10" (3.63m x 4.52m)
Double glazed patio doors to rear, gas fireplace, radiator, TV point.

Kitchen

11' 10" MAX x 8' 11" MAX (3.61m MAX x 2.72m MAX)
Fitted kitchen with oven and grill, gas hob, sink/drainer, freestanding fridge freezer and washing machine. Larder cupboard, telephone point, single glazed window and door to sun room. Double glazed side aspect window, radiator.

Sun Room

6' 5" x 10' 6" (1.96m x 3.20m)
Double glazed windows to both sides and rear, tile flooring, door to garden, radiator.

Master Bedroom

11' 7" MAX x 11' 11" (3.53m MAX x 3.63m)
Front aspect double glazed window, radiator.

Bedroom Two

8' 5" x 9' 11" (2.57m x 3.02m)
Front aspect double glazed window, radiator.

Bedroom Three/dining Room

9' 7" MAX x 11' 7" (2.92m MAX x 3.53m)
Side aspect double glazed window, radiator, two built in wardrobes and cupboard with water tank.

Bathroom

Sink, bath with shower attachment, partly tiled walls, double glazed side window, radiator.

Wc

WC, fully tiled walls, double glazed side aspect window.

Front

Block paved drive for 3-4 cars leading to garage and access to garden. Lawn area with flower beds.

Garden

Block paved path leading to garage, astro turf, flower beds. At rear of garden is a summer house and spacious grass area.

Garage

17' 5" x 8' 4" (5.31m x 2.54m)
Up and over door, double glazed window to rear, PVC door to garden.



Total floor area 77.0 sq.m. (829 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.



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**102 Granada Road, Hedge End,
Southampton, SO30 4AQ**

- DETACHED BUNGALOW
- THREE BEDROOMS
- DETACHED GARAGE
- PRIVATE GARDEN
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

£425,000



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Property Ref:
HEE105113 - 0011

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