

Hobb Lane, Hedge End, Southampton, SO30 0GF



welcome to

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Fox & Sons are delighted to offer for sale this two bedroom detached bungalow situated in the popular area of Hedge End close to local shops, schools and amenities including the village centre and M27 motorway links.

Porch

Front door leading to porch.

Entrance Hall

Single glazed door leading hallway, hallway leads to all rooms, boiler in the cupboard and radiator.

Living Room

15' x 11' 9" (4.57m x 3.58m)

Double glazed window to the side, open plan to dining area and gas fire place.

Dining Room

9' 7" x 11' 10" (2.92m x 3.61m)

Open plan to lounge, double glazed window to the side, double glazed patio door and windows leading to lean-to/conservatory and 2 radiators to the rear.

Kitchen

9' 6" x 9' 5" (2.90m x 2.87m)

Double glazed window to the rear and side, radiator to the side, double glazed door to rear leading to lean-to, freestanding gas oven and hob, fixtures and fittings, built in 1/2 bowl sink with drainer and washing machine.

Conservatory/lean-To

4' 10" x 21' 4" (1.47m x 6.50m)

All single glazed windows, doors to garden and has a freestanding tumble dryer.

Bedroom One

11' 7" x 11' 10" (3.53m x 3.61m)

Double glazed window to the front and radiator under the window.

Bedroom Two

10' 11" x 10' 5" (3.33m x 3.17m)

Double glazed window to the front and radiator under the window.

Study

7' 10" x 10' 6" (2.39m x 3.20m)

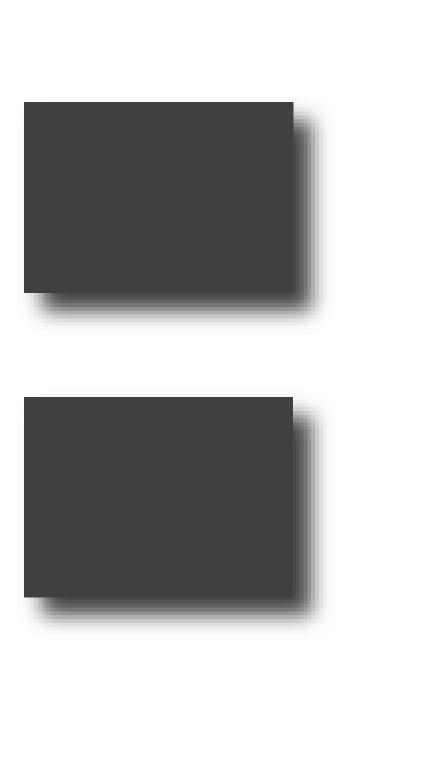
Double glazed window to the side, door to the kitchen and hallway and radiator under the window.

Bathroom

Double glazed window to the side, towel radiator, walk in shower from mains, toilet and wash basin.







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Hobb Lane, Hedge End, Southampton, **SO30 0GF**

- **Detached Bungalow**
- Two bedrooms
- Lounge/Diner
- **Shower Room**
- **Driveway Parking**

Tenure: Freehold EPC Rating: Awaited

£350,000



Total floor area 90.5 sq.m. (974 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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property and other important matters before exchange of contracts.

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 quidance 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

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

Property Ref: HEE105334 - 0007



01489 785269



HedgeEnd@fox-and-sons.co.uk



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



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