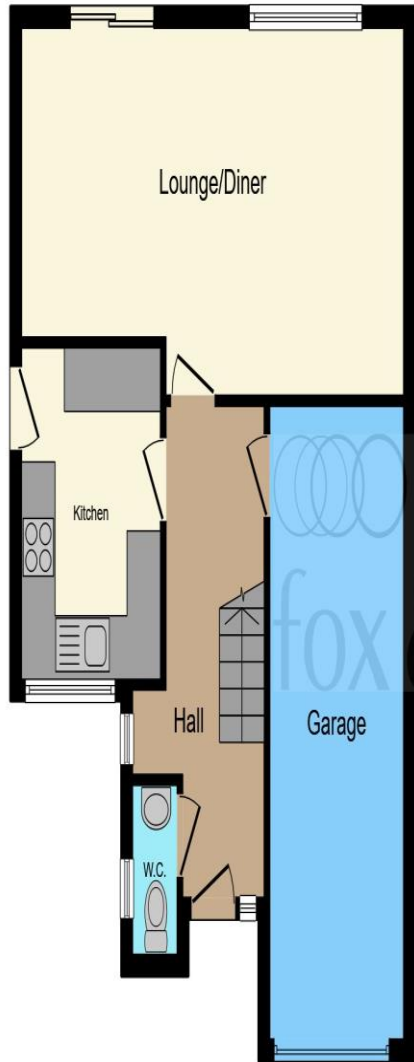


Sovereign Drive, Botley Southampton, SO30 2SR

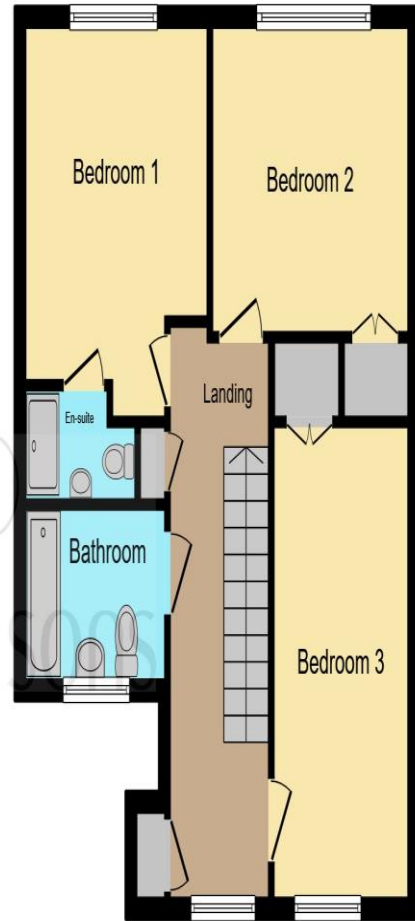
welcome to
Sovereign Drive, Botley Southampton

Fox and Sons are delighted to present this no forward chain three-bedroom detached house includes an integral garage, driveway parking, and a larger-than-average rear garden backing onto fields. Planning permission is granted for an additional three-bedroom detached property in the grounds.





Ground Floor



First Floor

Total floor area 107.2 sq.m. (1,154 sq.ft.) approx

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



Entrance Hall

Cloak Room

Lounge/Diner

11' 4" Max x 22' 6" (3.45m Max x 6.86m)

Kitchen

10' 3" x 8' 2" (3.12m x 2.49m)

Internal Garage

19' 7" x 7' 9" (5.97m x 2.36m)

Landing

Bedroom 1

12' Max x 10' 8" (3.66m Max x 3.25m)

En-Suite

Bedroom 2

9' 5" x 11' 6" (2.87m x 3.51m)

Bedroom 3

13' 3" x 7' 9" (4.04m x 2.36m)

Bathroom

External Garage

19' 3" x 9' 7" (5.87m x 2.92m)

Front Garden

Rear Garden

Loft Space

Planning Permission

welcome to

Sovereign Drive, Botley Southampton

- THREE BEDROOM DETACHED HOUSE
- PLANNING PERMISSION FOR A 3 BED DETACHED HOUSE
- NO FORWARD CHAIN
- DRIVEWAY PARKING FOR TWO CARS
- COUNTRYSIDE VIEWS

Tenure: Freehold EPC Rating: C

offers in the region of

£480,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HEE105492



Property Ref:
HEE105492 - 0009

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