



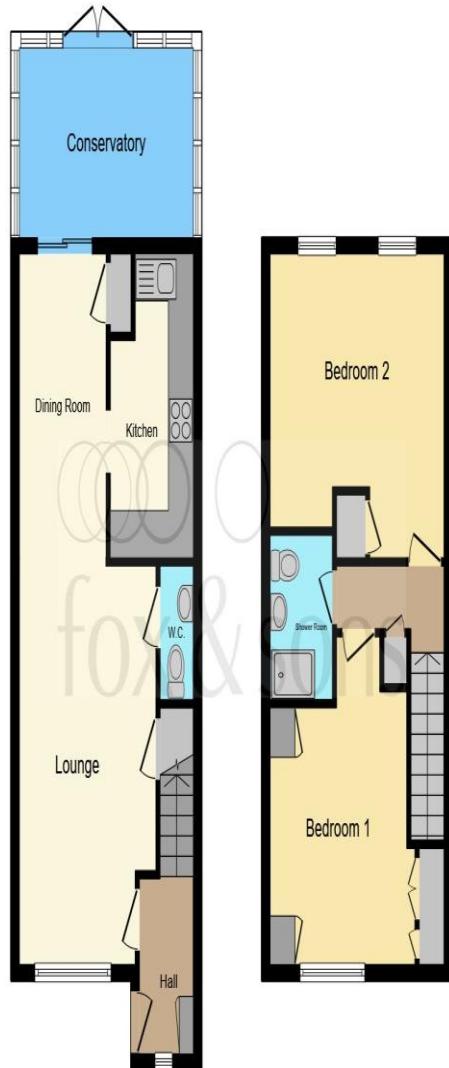
Spegs Walk, Hedge End, Southampton, SO30 0DS



**welcome to
Speggs Walk, Hedge End Southampton**

Fox&Sons are pleased to present this well-presented 2 bedroom home in Hedge End, featuring a spacious lounge/diner, conservatory, and a low-maintenance garden. Conveniently located close to local amenities, schools, and transport links, this property is ideal for first time buyers or downsizers!





Ground Floor

First Floor

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

Cloakroom

Lounge/Diner

29' 9" x 10' 10" max (9.07m x 3.30m max)

Kitchen

6' 7" x 12' 1" (2.01m x 3.68m)

Conservatory

6' 9" x 14' 3" (2.06m x 4.34m)

Landing

Bedroom 1

13' 7" max x 11' 11" (4.14m max x 3.63m)

Bedroom 2

12' 7" max x 13' 11" (3.84m max x 4.24m)

Bathroom

Front Garden

Rear Garden

Parking

welcome to

Speggs Walk, Hedge End Southampton

- Two Bedrooms
- Lounge/Diner
- Conservatory
- Built in Storage and Wardrobes
- Close to Hedge End Village Centre

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£260,000



view this property online fox-and-sons.co.uk/Property/HEE105944

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.



Property Ref:
HEE105944 - 0006



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