

Hibberd Rise, Hedge End, Southampton, SO30 2LD



welcome to Hibberd Rise, Hedge End Southampton

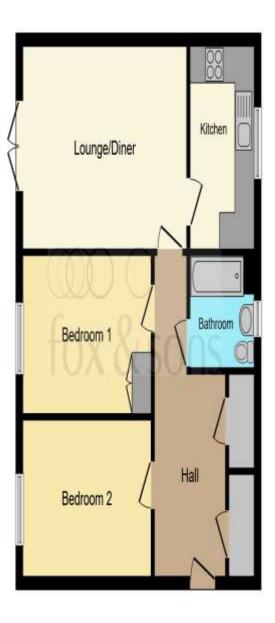
Fox & Sons are pleased to present this spacious and well-presented two double bedroom ground floor flat in Hedge End, conveniently located close to local amenities and transport links. The property features a bright living area, separate kitchen and allocated parking. Ideal for first time buyers.











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 lability is taken for any error, ornission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Agents Notes

Entrance Hall

Lounge 10' 7" x 16' 8" (3.23m x 5.08m)

Kitchen 11' 1" x 6' 6" (3.38m x 1.98m)

Bedroom 1 8' 6" x 13' 4" (2.59m x 4.06m)

Bedroom 2 13' 4" x 8' 5" (4.06m x 2.57m)

Bathroom

Parking

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- Allocated Parking Space and Bike Store
- Built In Wardrobes
- Two Double Bedrooms
- Ground Floor
- Separate Kitchen

Tenure: Leasehold EPC Rating: C Council Tax Band: B Service Charge: 1212.00 Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£205,000





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Property Ref:

HEE105959 - 0003

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.

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

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Please note the marker reflects the postcode not the actual property

fox & sons



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