



Shamblehurst Lane South, Hedge End, Southampton, SO30 2FP

welcome to
Shamblehurst Lane South, Hedge End Southampton

Charming one-bedroom single-unit park home set on a generous double plot, ideally located close to local amenities. Offered for sale subject to grant of probate, this property presents an excellent opportunity for those seeking a peaceful, low-maintenance home in a convenient location.





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



Agents Note

Entrance Porch

9' 8" x 5' 6" (2.95m x 1.68m)

Entrance Hall

Lounge

11' 8" x 9' 7" (3.56m x 2.92m)

Kitchen

9' 9" x 11' 8" (2.97m x 3.56m)

Bedroom 1

10' 2" x 11' (3.10m x 3.35m)

Bathroom

Front Garden

Rear Garden

Outbuilding

16' x 10' 6" (4.88m x 3.20m)

welcome to

Shamblehurst Lane South, Hedge End Southampton

- Sale Subject to a Grant of Probate
- Double Plot with Single Unit, Plenty of Space to Each Side
- Outbuilding with Power & Electricity
- Located Close to Local Amenities
- Chain Free

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

01493 785269



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HEE106101



Property Ref:
HEE106101 - 0003

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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