



Hunton Close
Southampton

SO16 6RQ

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KEY FEATURES:

- › NO ONWARD CHAIN
- › 3 BEDROOM
- › PRIVATE REAR GARDEN
- › OPEN PLAN KITCHEN/DINER
- › ENTRANCE PORCH
- › GAS CENTRAL HEATING
- › OPEN PLAN



BEALS
The Independent Estate Agents & Surveyors
Est. 1995

INTRODUCTION

****NO ONWARD CHAIN**** This three bedroom family home is presented in good condition throughout and is located in the sought after location of Hollybrook which is not only close to local amenities but has great links to the motorway and Southampton City Centre. The property is a great size throughout and benefits from a lounge, modern open plan kitchen/diner which has a door that opens out to the beautiful garden. On the first floor a Family bathroom and three generous bedrooms . An internal viewing is essential to appreciate all the property has to offer.

INTERNALLY

As you enter the property you are welcomed by a porch reception and open plan Kitchen/Diner as well as stairs that lead up to the first floor. The lounge is a great size and is dual aspect with a double glazed window to the front aspect and double glazed French doors to the rear that open up into the Garden, The Kitchen is alongside this and has a double glazed window to the rear aspect and a door which also leads out to the rear. The Kitchen has been fitted with a range of base and eye level units, worktops sink and an integrated oven and hob. There are spaces for a fridge/freezer, washer/dryer and dishwasher . On the first floor you will find the landing with doors to all the generous bedrooms and modern type family bathroom with separate W.C.



EXTERNALLY

To the front of this beautiful property you are benefited from a on road car park directly outside with approach to the front entrance door. To the rear a generous rear garden mainly laid to lawn with patio area.

LOCATION

Situated in Hollybrook, this property offers easy access to the popular shopping area of Shirley High Street which benefits from a range of chain stores including Sainsbury's, Iceland, Wilkinson's, Lidl and a number independent retailers. This location also makes it ideal for anyone wanting easy access to Southampton General

Hospital. There is a range of public transport on offer including rail travel from Southampton Central Station and Millbrook train station. The M3 can be accessed through Winchester Road and Bassett Avenue and the M27 can be accessed via Millbrook Road, leading onto the M271.

Southampton is a historic port city on England's south coast which offers a range of shopping and leisure facilities including Ocean Village, West Quay, the Cultural Quarter, Mayflower Theatre and the Civic Centre including the Titanic Museum.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OFFER CHECK PROCEDURE

If you are considering making an offer on this property, our clients will require confirmation of your status. We have therefore adopted an offer check procedure which involves our Financial Adviser verifying your position. To enable our compliance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we shall require two forms of identification, one showing proof of name, the other showing proof of address. This will be required before any sale can commence.

CONVEYANCING REFERRAL SERVICES

Beal's refer Conveyancing Services to Move With Us Limited who have a panel of solicitors to instruct. Beal's will only be paid a referral fee upon sign up and completion of any conveyancing services. The average revenue per referral is 384 made of Completion fees, Incentives, DC/JS Extras, Search commission and ID commission. It is your decision whether you choose to deal with Move With Us Limited and the solicitor they instruct.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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