



Bitterne

023 8042 2600



**16 Orchards Way, West End, Southampton,
Hampshire, SO30 3FB**

£275,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Orchards Way! Constructed in 1936 this gorgeous two-bedroom terraced house is located within the heart of West End. Offering so much potential to any prospective purchaser this home is sold with NO FORWARD CHAIN! Step inside into the main entrance hallway, leading you through to a light and airy lounge. A downstairs shower room is also on offer, plus a separate solid wood kitchen with an integral oven and plenty of room for free standing appliances. To the rear is a conservatory with views over the rear garden. Upstairs continues to impress with two spacious double bedrooms with the master boasting fitted storage. An upstairs bathroom has been cleverly incorporated with a Velux window flooding in natural daylight. In our opinion, the garden is the property's biggest attribute, beautifully landscaped and a real sun trap in those summer months.

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Approach

Entrance Hall:
Textured ceiling, stairs rising to first floor, radiator, doors to:

Lounge
13' 6" (4.11m) x 10' 11" (3.33m)::
Textured and coved ceiling, double glazed window to front, radiator, door to:

Kitchen
11' 7" (3.53m) x 8' 2" (2.49m)::
Textured ceiling, double glazed window and door to rear, wall and base drawer units with work surface over, stainless steel sink and drainer inset, electric oven and hob with extractor over, space for washing machine and fridge/freezer.

Conservatory
10' 3" (3.12m) x 7' 10" (2.39m)::
Textured ceiling, double glazed windows to rear and side, double glazed door to rear and side, radiator, underfloor heating.

Shower Room:
Textured ceiling, double glazed obscured window to side, three-piece suite comprising: shower cubicle, WC, wash hand basin.

Landing:
Textured ceiling, hatch providing access to loft space, double glazed window to front, doors to:

Master Bedroom
13' 6" (4.11m) x 11' (3.35m)::
Textured ceiling, double glazed windows to front and rear, built-in wardrobes, radiator.

Bedroom Two
8' 3" (2.51m) x 8' 2" (2.49m)::
Smooth ceiling, double glazed window to rear overlooking garden, radiator.

Bathroom :
Textured ceiling, hatch providing access to loft space, double glazed obscured window to rear, three-piece suite comprising: panel enclosed bath, WC, wash hand basin.

Garden:
Fence enclosed rear garden, patio seating area, mainly laid to lawn, storage shed, greenhouse, outside tap, shared side access.

Services
Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band
Band B

Sellers Position
No Forward Chain

Offer Check Procedure
If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.



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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Bitterne 249 Peartree Avenue Bitterne SO19 7RD 023 8042 2600	Shirley 391 Shirley Road Shirley SO15 3JD 023 8078 0787	Woolston 24 Portsmouth Road Woolston SO19 9AB 023 8039 3255	Auction Department 62 High Street West End SO30 3DT 023 8047 4274	Lettings & Block Management 2-4 New Road Southampton SO14 0AA 023 8071 0402	Do you need an Energy Performance Certificate? Field Palmer are able to offer EPC services across Hampshire and the south of England. We can offer mortgage advice Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.	
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