

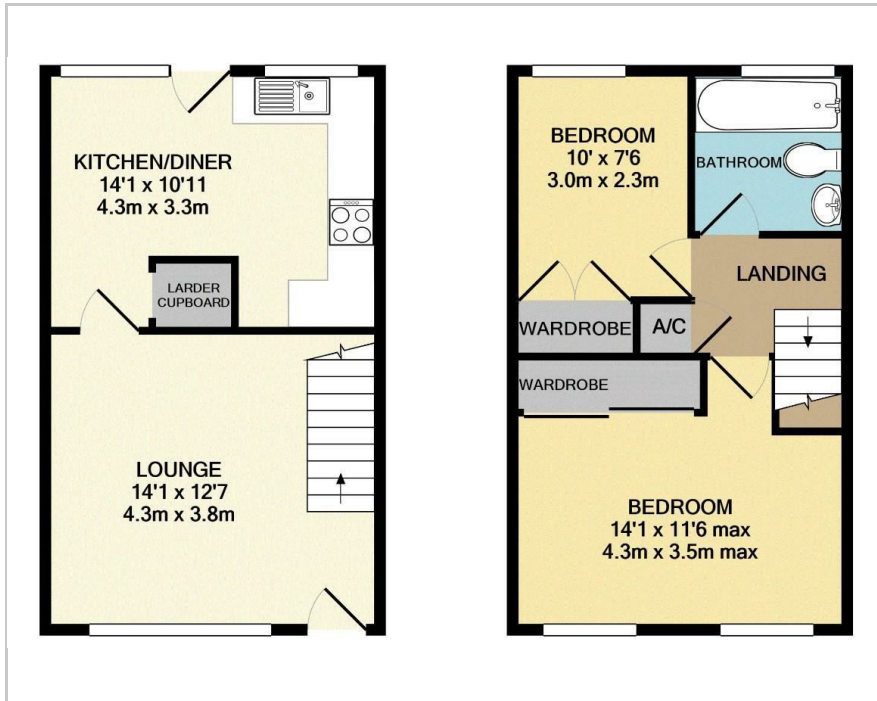


Cranbourne Park, Hedge End, SO30 0NX  
Guide Price £290,000





## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

This beautifully presented two-bedroom terraced home has been brought onto the market in the highly sought-after location of Hedge End. The property starts by welcoming you into the spacious lounge which has stairs leading to the first floor then follows through to the kitchen/diner, which has a built-in larder cupboard and has been fitted with a built-in oven and hob. It also includes a matching range of wall and base units and has appliance space for a fridge/freezer and washing machine.

The first floor comprises two generous-sized bedrooms with built-in wardrobes and a modern bathroom including a panel-enclosed bath with a shower, vanity wash hand basin, and W/C. To the rear of the property, there is an enclosed garden with a patio area and section of lawn with pedestrian access leading out to the garage.

The property further benefits from being close to local schools and the village centre filled with shops. Hedge End's retail park, the pretty village of Botley, and the M27 motorway links are also close by.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Current	Potential
(91-95) <b>A</b>		(0t-0t) <b>A</b>	
(81-90) <b>B</b>		(0t-9t) <b>B</b>	
(69-80) <b>C</b>		(10-9t) <b>C</b>	
(55-68) <b>D</b>		(10-5t) <b>D</b>	
(39-54) <b>E</b>		(10-5t) <b>E</b>	
(21-38) <b>F</b>		(11-13t) <b>F</b>	
(1-20) <b>G</b>		(11-20t) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>91</b>			
<b>72</b>			

England & Wales EU Directive 2002/91/EC

## Viewing

Please contact our Chimneypots Estate Agents Office on 01489 584298 if you wish to arrange a viewing appointment for this property or require further information.