



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 floorplans are included they are for guidance 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.

34 St James Road, West End

Southampton, Hampshire SO30 3FU

Guide Price £399,950 Freehold

A well-presented and spacious bungalow located in the heart of West End village with walking distance of the shops and village centre. The property has been a long term and well-loved home and benefits from three bedrooms, two reception rooms, a fitted kitchen and modern wet room/shower. Outside, the gardens are very pretty - wrapping around the property - and low maintenance. There is a driveway with parking for one vehicle as well as a garage. **Council Tax Band D. EPC Rating D.**





### Overview

- THREE BEDROOM BUNGALOW
- DETACHED
- TWO RECEPTION ROOMS
- GREAT WEST END LOCATION
- GARAGE
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- WET ROOM
- WALK TO SHOPS AND AMENITIES
- EASY ACCESS TO M27/M3 AND BUS ROUTES



EPC Rating - D

Council Tax Band - D

Tenure - Freehold

Agent Notes - Draft Copy of Particulars.

### Sales Disclaimer (OVM)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.