



6 Lindal Court, Allen Road
Hedge End, Southampton, SO30 4FD

£300,000 Leasehold

We are pleased to offer this three bedroom semi detached house set in a secluded cul de sac location. The property is set on a corner plot offering ample off road parking. The ground floor accommodation comprises of; entrance hallway, kitchen, downstairs cloakroom, lounge / diner measuring 15'6" max x 14'10" max and a conservatory opening onto the rear garden. On the first floor the house offers; three bedrooms, master with en-suite and a family bathroom. Other benefits include; gas central heating, double glazing, private driveway with double car port. Sold with no forward chain call us now to request a viewing.

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.



Entrance Hallway

Downstairs Cloakroom

Lounge / Dining Room 15'6" max x 14'10" max

Kitchen 8'7" max x 8'6" max

Conservatory 13'1" max x 11'5" max

Bedroom One 11'8" max x 8'9" max

En-Suite Bathroom

Bedroom Two 9'5" max x 8'11" max

Bedroom Three 9'5" max x 6'2" max

Family Bathroom

Front and Rear Gardens

Ample Off Road Parking / Car Port

Tenure: Leasehold
103 Years Remaining on the Lease.
Ground Rent - £150.00 Per Year
Service Charge - £156.00 Per Year.

EPC: D

Council Tax Band: C

Overview

- THREE BEDROOM SEMI DETACHED
- HEDGE END LOCATION
- SECLUDED CUL DE SAC POSITION
- UPVC DOUBLE GLAZING
- DOUBLE WIDTH DRIVEWAY AND CAR PORT
- SOLD WITH NO FORWARD CHAIN
- LOUNGE / DINER MEASURING 15'6" X 14'10" MAX
- GAS CENTRAL HEATING
- MASTER BEDROOM WITH EN-SUITE
- VIEWING ESSENTIAL



Agents Note - 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.

