



49 Noyce Court, West End, SO30 3HY

Offers in excess of £315,000

WHITE & GUARD

# 49 Noyce Court

West End, Southampton

## INTRODUCTION

Offered with no forward chain, this two double bedroom, semi-detached home benefits from a south facing rear garden and off road parking for two cars. The accommodation on the ground floor comprises a modern fitted kitchen, cloakroom, and a spacious lounge/diner with French doors opening out to the rear garden. On the first floor there are two double bedrooms and a modern bathroom. Additional benefits include privately owned solar panels, which are transferable with the property.

## LOCATION

The property is located in a popular area of West End and benefits from being close to local shops, schools and amenities, including the Ageas Bowl, David Lloyd Leisure Centre and the M27 motorway links.

## DIRECTIONS

From our office in Hedge End, proceed straight ahead at the traffic lights into Wildern Lane and at the roundabout take the second exit into Botley Road. Continue along this road for some distance into West End and turn right into Noyce Court. Follow the road round where the property can be found on the right hand side.

- TENURE FREEHOLD
- EPC GRADE C
- EASTLEIGH BOROUGH COUNCIL BAND C





## INSIDE

The front door opens into the entrance hall which has stairs leading to the first floor, a built-in storage cupboard and doors through to the kitchen, cloakroom and lounge/diner. The modern kitchen has a window to the front and has been fitted with a matching range of high gloss wall and base units with a built-in oven and gas hob with extractor over, as well as an integrated fridge/freezer, dishwasher and washing machine. The spacious lounge/diner has French doors with full length windows either side opening out to the rear garden.

The first floor landing has a storage cupboard and access to all rooms. The master bedroom has fitted wardrobes along one wall and a window overlooking the rear garden, whilst the second bedroom has a walk-in wardrobe. The bathroom has been fitted with a modern suite comprising a panel enclosed bath with shower and screen over, wash hand basin and WC.

## OUTSIDE

To the side of the property there is a driveway providing off road parking for two cars and gated access leading to the south facing rear garden, which has a shaped patio area, section of artificial lawn and a garden shed.

## AGENTS NOTE

The vendor has informed us there is a service charge of £308.47 per annum, due for its next yearly review in September 2024.

## SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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### Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



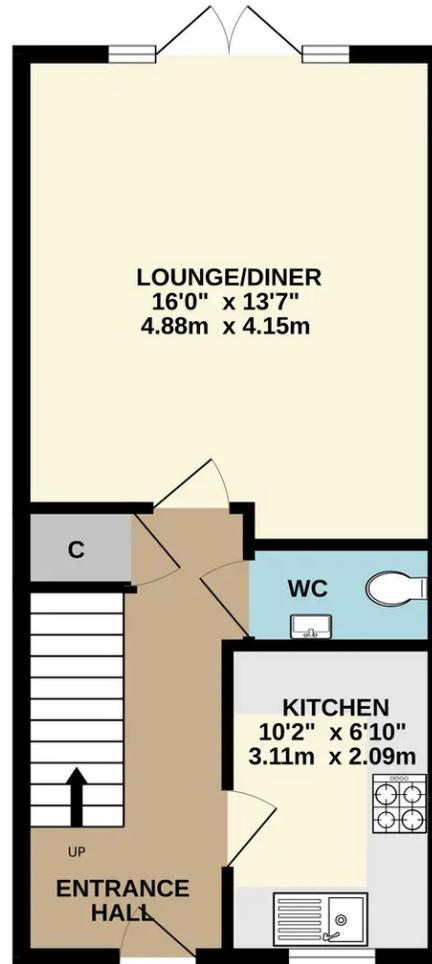
**rightmove**

**PRS** Property Redress Scheme

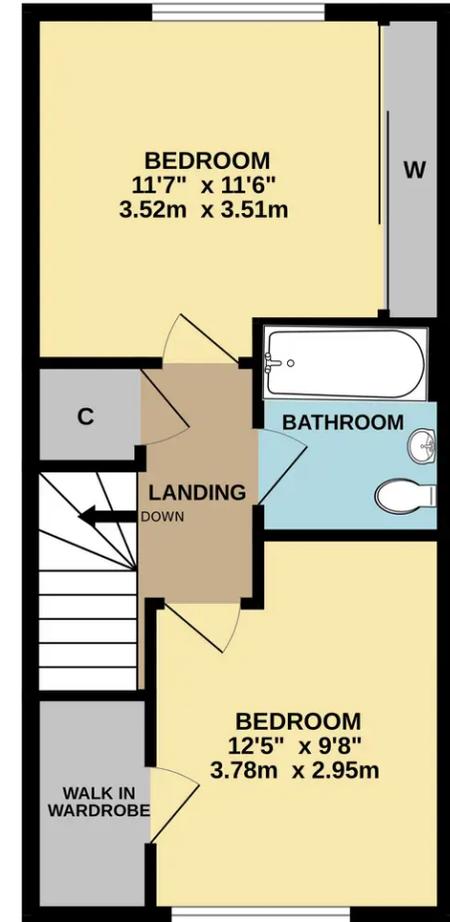
**Zoopla**



GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 802 sq.ft. (74.5 sq.m.) approx.

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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