



3 Pretoria Road, Hedge End, SO30 0BT

Offers in excess of £425,000

WHITE & GUARD

# 3 Pretoria Road

Hedge End, Southampton

## INTRODUCTION

Offered with no forward chain, this three bedroom, semi-detached period home has been significantly extended and benefits from off road parking for three cars and a south westerly rear garden.

The accommodation on the ground floor comprises a lounge, separate dining room, spacious conservatory, kitchen/breakfast room, utility/cloakroom and a laundry room. On the first floor there are three bedrooms and a family bathroom.

## LOCATION

The property is located in a popular area of Old Hedge End and benefits from being close to the village centre, local shops, reputable schools and the M27 motorway links.

## DIRECTIONS

From our office in Hedge End proceed along St Johns Road and turn left into Pretoria Road, where the property can be found towards the end on the right hand side.

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





## INSIDE

The front porch opens into the entrance hall which has stairs leading to the first floor, a storage cupboard and doors through to the lounge, dining room and kitchen/breakfast room. The well-proportioned lounge has a bay window to the front and wood effect laminate flooring which continues through to the hall, dining room and conservatory. The dining room has a large opening leading through to the conservatory, which has windows to three sides, French doors opening onto the rear patio area, and a new insulated roof with two skylight windows.

The kitchen/breakfast room has been fitted with a range of wall and base units with a built-in double oven, gas hob with extractor over, a useful breakfast bar and appliance space for a fridge/freezer and dishwasher. There is a window to the side and a door to the laundry room which has a window to the rear and a door to the garden. A further door then leads through to the utility/cloakroom which has a window to the rear, wash hand basin, WC and space for a washing machine and tumble dryer.

On the first floor, the good size master bedroom has a window to the front and two sets of fitted wardrobes. Bedroom two has a window to the side, whilst the third bedroom overlooks the rear garden. The L-shaped family bathroom comprises a panel enclosed bath, corner shower cubicle, wash hand basin, WC and a window to the side.

## OUTSIDE

To the front there is a driveway providing off road parking for three cars. Gated side access leads through to the south westerly facing rear garden, which has a paved patio area, leaving the rest of the garden mainly laid to lawn, with a shed to one corner and a summer house with decking to the other.



## SERVICES

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

## BROADBAND

Gfast Fibre Broadband is available with download speeds of 96-187 Mbps and upload speeds of 7-26 Mbps. Information has been provided by the Open Reach website.

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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.



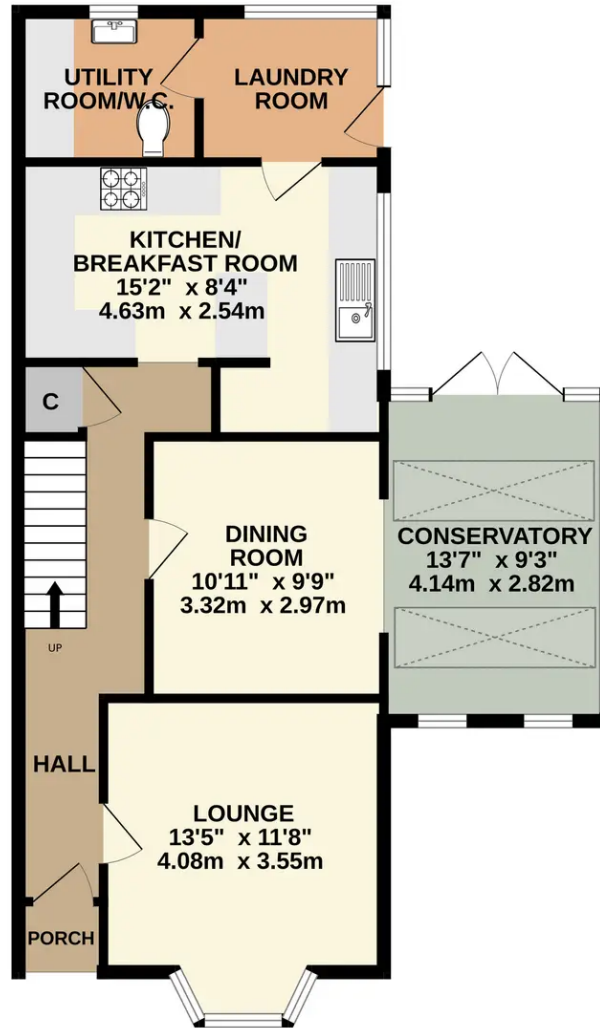
**rightmove**

**PRS** Property Redress Scheme

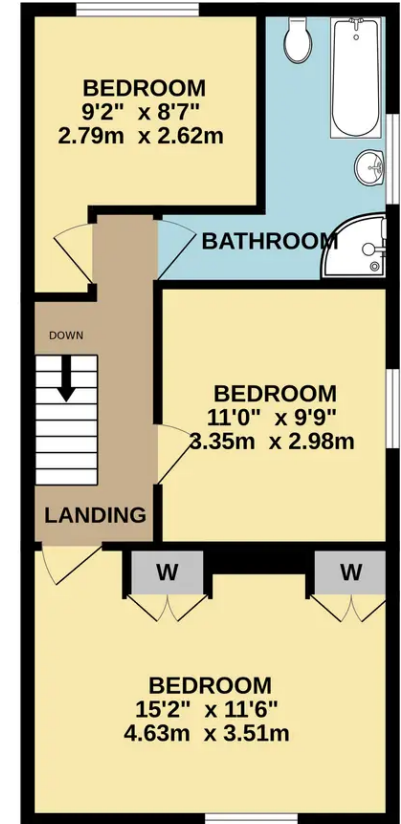
**Zoopla**



GROUND FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1249 sq.ft. (116.0 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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