



26 Minchin Acres, Hedge End, SO30 2BJ

Offers in excess of £375,000

WHITE & GUARD

# 26 Minchin Acres

Hedge End, Southampton

## INTRODUCTION

This beautifully presented, three double bedroom, town house benefits from a pleasant outlook to the front, as well as a landscaped rear garden and parking for two cars.

The accommodation on the ground floor offers a wonderful 26ft kitchen/diner with French doors to the rear garden, a utility and cloakroom. On the first floor there is a well-proportioned lounge with Juliet balcony and a double bedroom with en-suite, whilst on the top floor there are two further double bedrooms and a family bathroom.

## LOCATION

The property is situated at the end of a cul-de-sac, in a sought-after location in Hedge End, adjacent to Dowd's Farm Park. Wellstead Primary School and Hedge End's train are within walking distance, with further shops, reputable schools and amenities, including the M27 motorway links, being only minutes away.

## DIRECTIONS

Upon entering Minchin Acres from Wellstead Way, the property can be found at the very end on the right hand side.

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





## INSIDE

The entrance hall has stairs leading to the first floor, a built-in storage cupboard and doors through to the kitchen/diner, utility and cloakroom.

The spacious kitchen/diner has a built-in cupboard and French doors, with full-length windows either side, opening out to the rear garden. The kitchen has been fitted with a modern range of wall and base units with a breakfast bar, built-in oven and gas hob with extractor over, integrated fridge/freezer and dishwasher, as well as space for a washing machine.

The utility room has a window to the front, a range of fitted units and appliance space for a tumble dryer and wine cooler/fridge.

On the first floor, the well-proportioned lounge has a Juliet balcony, with full-length windows either side, enjoying a pleasant outlook to the front aspect. There is a double bedroom with windows overlooking the rear garden, two fitted wardrobes and a modern en-suite comprising a shower cubicle, wash hand basin, WC and heated towel rail.

On the top floor, there are two further, good size double bedrooms, both with fitted wardrobes and storage, one of which has two windows to the front, whilst the other has windows overlooking the rear garden. The modern family bathroom has a panel enclosed bath, wash hand basin, WC and heated towel rail.



## OUTSIDE

The landscaped rear garden has a paved patio area, sections of artificial lawn and a shed at the end. Gated rear access leads out to the parking area, where there is allocated parking for two cars.

## AGENTS NOTE

There is a service charge of £270.83 per annum, which is due for its next annual review in December 2024.

## BROADBAND

Superfast Fibre Broadband is available with download speeds of 39-61 Mbps and upload speeds of 7-13 Mbps. Information has been provided via the Openreach website.

## 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

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