



12 Pretoria Road, Hedge End, SO30 0BS

Offers in excess of £350,000

WHITE & GUARD

12 Pretoria Road

Hedge End, Southampton

INTRODUCTION

This well-presented, three bedroom, character home is situated in the heart of Hedge End. Accommodation on the ground floor comprises a lounge with a fireplace, spacious kitchen/diner, also with a feature fireplace, and a modern, four-piece family bathroom. The first floor offers a large master bedroom with fitted wardrobes and two further bedrooms overlooking the rear garden. Outside, there is a rear garden with a decked seating area and lawn.

LOCATION

The property is situated in a popular area of Hedge End, which offers a range of shops and amenities including a bakery, post office and convenience store. Reputable local schools and the M27 motorway links are also close by. Manor Farm and Hamble Country Park are both within easy reach, offering scenic walks.

DIRECTIONS

From our office in Hedge End proceed south along St John's Road and after a short distance turn left into Pretoria Road, where the property can be found approximately halfway along on the left hand side.

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





INSIDE

The front door opens into the entrance hall which has stairs leading to the first floor and doors to the living room and kitchen/diner. The living room has a bay window to the front aspect and a feature fireplace.

The spacious, 20ft kitchen/diner has double doors to the side aspect and a window to the rear. The kitchen has been fitted with a matching range of wall and base units with solid wood worktops. There is a Range style cooker and integrated appliances including a fridge/freezer and dishwasher. Whilst not integrated, there is a washing machine and tumble dryer, which will be included. The dining area has a feature fireplace to one wall.

The modern ground floor bathroom comprises a window to the side, free-standing roll-top bath, walk-in shower, vanity wash hand basin, WC and tiled flooring.

On the first floor, the well-proportioned master bedroom has a window to the front aspect and two fitted wardrobes, whilst bedrooms two and three both overlook the rear garden, with the third bedroom enjoying far reaching views across the surrounding area.



OUTSIDE

To the front of the property there is a pathway leading to the front door and gated side access leading through to the rear garden, which has a large, decked seating area, leaving the rest of the garden mainly laid to lawn.

BROADBAND

Gfast Fibre Broadband is available with download speeds of 230-330 Mbps and upload speeds of 21-50 Mbps. Information has been provided by 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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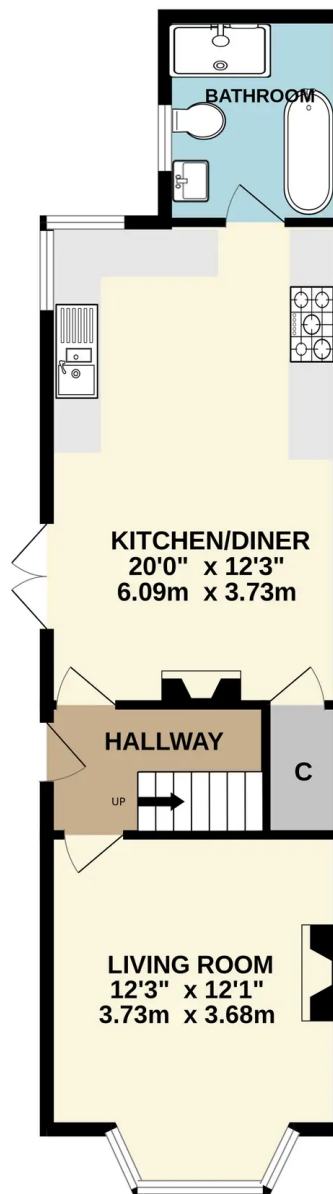
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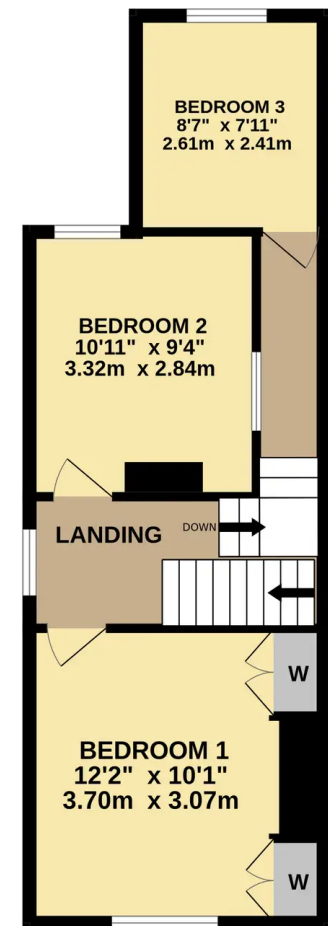
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GROUND FLOOR



1ST FLOOR



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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