



88 Granada Road, Hedge End, SO30 4AQ

£425,000

WHITE & GUARD

88 Granada Road

Hedge End, Southampton

INTRODUCTION

Offered with no forward chain, this three double bedroom, detached chalet home offers well-proportioned accommodation throughout, comprising a 30ft, dual aspect lounge/diner, L-shaped kitchen/breakfast room and cloakroom on the ground floor. On the first floor there are three double bedrooms, all with fitted wardrobes, and a modern shower room.

LOCATION

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

Upon entering Granada Road from Chapel Drove, follow the road towards the end where the property can be found on the right hand side.

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





INSIDE

The front door opens into the entrance hall which has stairs leading to the first floor, a storage cupboard and doors through to the lounge/diner and kitchen/breakfast room. The generous lounge/diner has a window to the front, a feature fireplace and French doors, with full-length windows either side, opening out to the rear garden. A door to the side leads through to the L-shaped kitchen/breakfast room which has been fitted with a range of wall and base units. There is a built-in double oven, hob with extractor over, an integrated dishwasher and space for further appliances, as well as windows overlooking the rear garden. A door to the side leads through to a lobby which has access to the cloakroom, integral garage and a door to the side.

On the first floor there are three, well-proportioned double bedrooms, all benefitting from built-in wardrobes. The modern shower room comprises a vanity wash hand basin, WC, corner shower cubicle and a window to the rear.

OUTSIDE

To the front of the property there is a lawned garden and driveway leading to the integral garage. Gated side access leads round to the rear garden, which has a paved patio area and steps leading up to a section of lawn with mature borders and a shed to the far corner.



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.



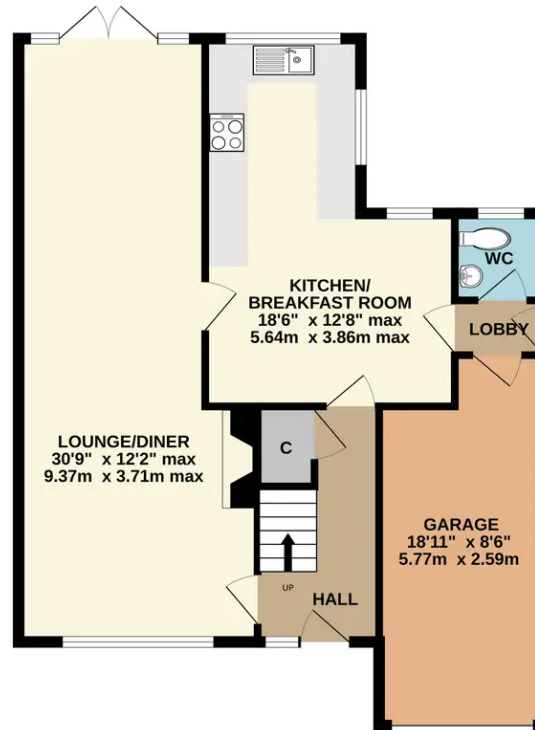
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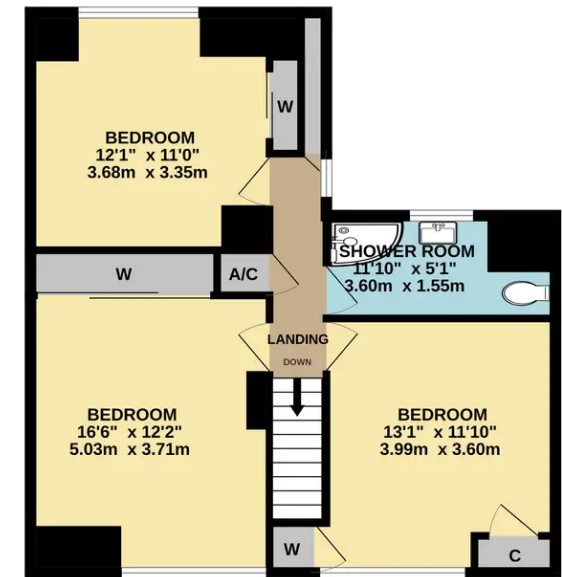
Zoopla



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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