

fieldpalmer
ESTATE AGENTS

Bitterne
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30 Orchards Way, West End, Southampton, Hampshire, SO30 3FB

£360,000 Freehold

Draft Details Awaiting Vendor Approval

Orchards Way by Field Palmer! Set in one of West End's most sought-after residential cul-de-sacs is this gorgeous three-bedroom, semi-detached family home. Refurbished to the highest standard by our client in 2022 making this home, in our opinion, MOVE-IN-READY! Sold with NO FORWARD CHAIN this is simply one not to be missed. Step inside into the main entrance hallway with mosaic floor tiling flowing through into the separate kitchen showcasing timeless shaker-style wall and base units. Included are solid wood worktops and integral appliances including a slimline dishwasher, washing machine, fridge freezer and Neff oven! Sweeping the side aspect is a NINE-TEEN-FOOT lounge diner boasting SOLID WOOD HERRINGBONE FLOORING! Completing the ground floor space is a downstairs cloakroom with w/c. Upstairs continues to impress with three spacious bedrooms and a stylish four-piece family bathroom suite...

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Further benefits include a garage, side access, gas combination boiler and full UPVC double-glazing!

Call us NOW to book your viewing!

Entrance Hall:

Main front door into hall, with access to all ground floor internal rooms. Mosaic pattern floor tile, one radiator, one plug socket and coved textured ceilings. Staircase leading to first floor.

Lounge Diner

13' 5" (4.09m) x 19' 7" (5.97m)::

Solid wood herringbone wood flooring, sockets and TV aerial point, one large radiator, textured coved ceiling, UPVC double-glazed window to the side and french doors leading onto the rear garden.

Kitchen

7' 3" (2.21m) x 9' 2" (2.79m)::

Fitted wall and base "shaker style" units with solid varnished wood worktops. Ceramic Butler Sink with mixer tap, integral fridge freezer, slimline dishwasher, AEG washing machine and NEFF oven. Four-ring gas hob and an head extractor fan. Contrasting mosaic flooring from the hallway into the kitchen space. "metro block" wall tiling. Double-glazed window to side, wall-mounted sockets and textured coved ceiling.

Master Bedroom

11' 9" (3.58m) x 10' 4" (3.15m)::

Carpeted, one radiator, sockets, fitted wardrobes, textured coved ceiling and double-glazed UPVC window to side.

Bedroom Two

11' 8" (3.56m) x 8' 11" (2.72m)::

Carpeted, sockets, one radiator, double-glazed UPVC window to side and textured coved ceiling.

Bedroom Three

9' 9" (2.97m) x 7' 5" (2.26m)::

Carpeted, sockets, one radiator, double-glazed UPVC window to side and textured coved ceiling.

Bathroom

5' 9" (1.75m) x 8' 9" (2.67m)::

Contrasting "marble effect" wall and floor tiling. Wash hand vanity basin with storage, w/c, plastic bathtub with mixer tap and handheld shower connection. Corner glass screened cubicle with mains fed rainfall shower. Chrome heated towel rail, double-glazed UPVC window to front and textured coved ceiling.

Garden:

Low maintenance tiered, enclosed fenced garden. Block paved patio area with metal railings and a gate stepping down onto wood decking. Side access leading to the garage and front aspect.

Services

Mains water, gas, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band

Band C

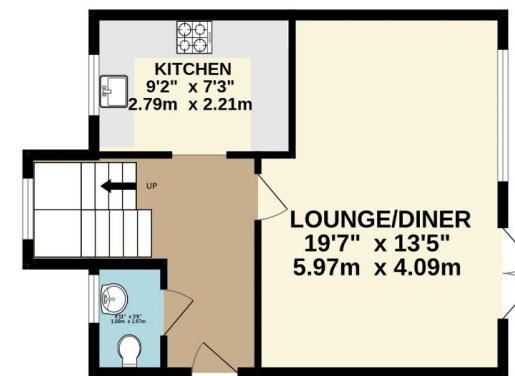
Sellers Position

No Forward Chain

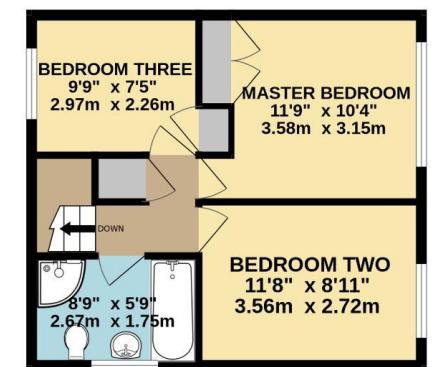
Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

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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We can offer mortgage advice

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.

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