Winchester Way, West Totton, SO40

£295,000

Southampton

Property Type: Terraced House

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Hamwic Independent Estate Agents offer for sale this well presented and recently redecorated two bedroom staggered end-terraced home in sought-after West Totton. Ideal for first time buyers, the property is offered with vacant possession and no forward chain. Benefits include a conservatory, landscaped rear garden, allocated parking, and a garage in a block with private rear garden access. Conveniently located close to local shopping, doctors, pharmacy and dentist.

- Two Bedroom Staggered End-Terraced Home
- Offered With Vacant Possession & No Forward Chain
- Recently Redecorated Throughout
- Spacious Lounge-Dining Room
- Conservatory Providing Additional Living Space
- Landscaped Enclosed Rear Garden
- Garage En-Bloc With Private Rear Garden Access
- Allocated Parking For One Vehicle
- Ideal First Time Buy In Popular West Totton Location

Additional Information
Tenure: Freehold
Construction: Brick Under Tiled Roof
Utilities: Mains Water, Mains Electric, Gas Central Heating
Windows: Double Glazed
Council Tax Band: C
Parking: Allocated Parking For One Vehicle + Garage En-Bloc
Offered With: Vacant Possession / No Forward Chain

Property Overview

Hamwic Independent Estate Agents are delighted to offer for sale this well presented and conveniently positioned two bedroom home, benefitting from allocated parking, a garage en-bloc with rare direct rear access, and a landscaped rear garden.

The property is approached via an open-plan frontage with pathway leading to the covered front entrance, whilst a useful side gate provides direct access into the rear garden. There is also vehicular access to the communal garage area, where the property benefits from allocated parking for one vehicle together with a garage en-bloc. Further external features include an outside tap and outside power point.

Internally, the entrance hallway leads through to the front aspect kitchen, which is fitted with a practical range of work surfaces and units, together with an integrated gas hob, built-in oven, sink unit and space for further appliances.

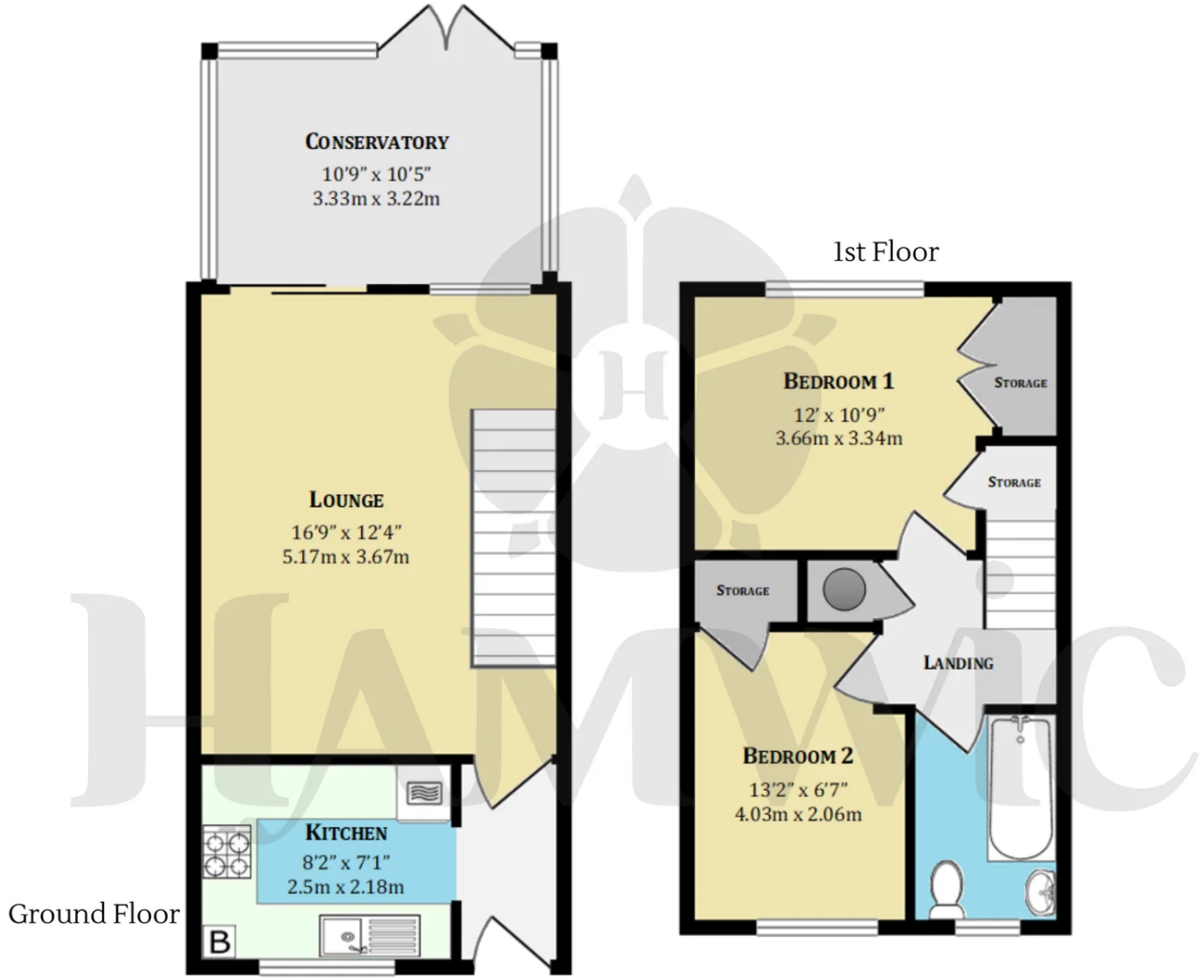
Positioned to the rear, the lounge-dining room forms a generous and comfortable main reception space, ideal for both everyday living and entertaining, with stairs rising to the first floor and sliding doors opening into the conservatory.

The conservatory is a particularly useful addition, creating valuable extra living space and offering flexibility as a dining area, home office, playroom or garden room, with double doors opening directly onto the rear garden.

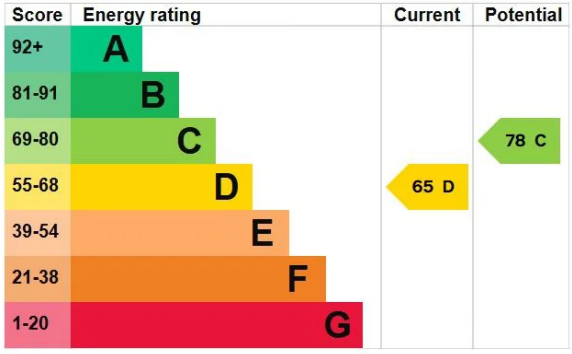
Upstairs, the first floor landing provides access to two well-proportioned bedrooms and a modern fitted bathroom. Bedroom one enjoys a rear aspect and benefits from fitted wardrobes and additional built-in storage, whilst bedroom two is positioned to the front and offers excellent versatility as a second bedroom, nursery or home office. The loft is also a useful feature, being insulated, part boarded, with ladder access and light fitted.

Externally, the landscaped rear garden has been thoughtfully improved with a patio seating area, renewed lawn and enclosed fencing, creating an attractive and low-maintenance outdoor space. A standout feature is the private personal access door directly into the rear of the garage, offering rare and highly practical day-to-day convenience for storage, bikes or secure access.

Tenure: Freehold | Council Tax Band: C



All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



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