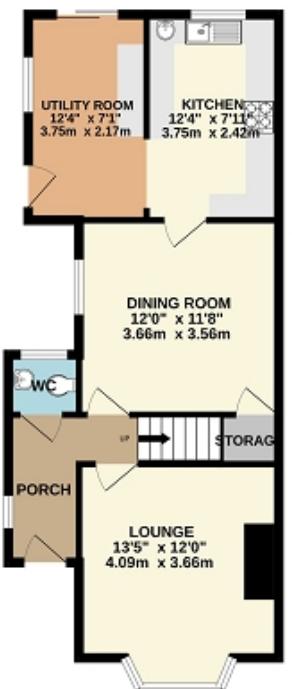
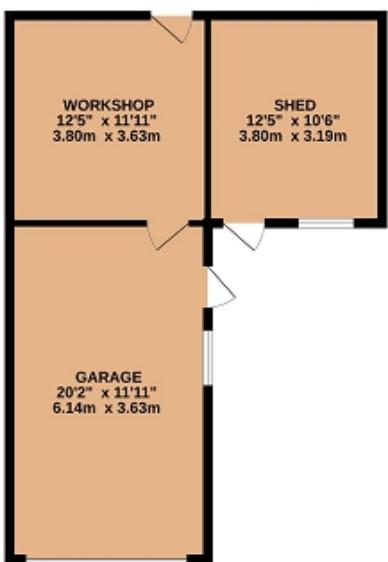
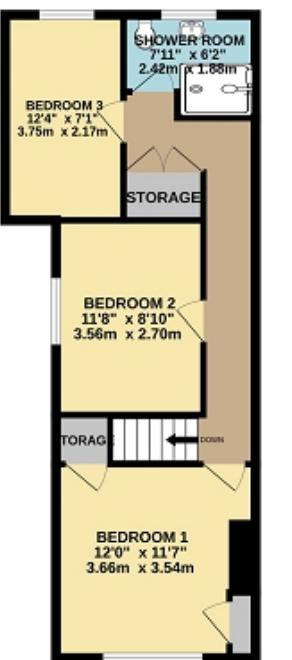


GROUND FLOOR  
1074 sq.ft. (99.8 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1568 sq.ft. (145.7 sq.m.) approx.  
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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BRAMBLES

ASKING PRICE

**£400,000**

Freehold

Upper Northam Road, Hedge End, SO30 4DW

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Upper Northam Road, Hedge End, SO30 4DW

### 3 Beds - 1 Bath

Brambles are delighted to market this three-bedroom, semi-detached home with garage and driveway parking. Conveniently situated in Hedge End close to local amenities. Being offered with no onward chain.

### FEATURES

- Three bedrooms, two reception rooms
- Utility room and downstairs cloakroom
- Private back garden with fish pond
- Outdoor workshop and shed
- Single garage with driveway providing off road parking for several vehicles
- Conveniently located close to the local amenities of Hedge End Village



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Bursledon | Warsash | Mayfair



This three-bedroom, semi-detached family home has plenty of potential. It's move-in ready, yet still has plenty of scope for the new owners to truly make their mark.

Hedge End Village is just a short walk away where you can make use from plenty of cafes and independent shops. The town is also home to Hedge End Retail Park which includes major stores such as M&S, Sainsburys, B&Q and Next. Thanks to the proximity of the M27 you are well connected by road to Southampton City Centre in just under 15 minutes. In addition, there are regular bus services connecting the town with surrounding areas.

On approach, there's a single garage plus driveway providing off road parking for several vehicles.

Downstairs comprises of two reception rooms and a modern fitted kitchen with some integrated appliances. For added convenience there's a separate WC and utility room ensuring the daily essentials can be carried out whilst keeping the home clutter free.

Upstairs features a family shower room plus three well-proportioned bedrooms, with built in storage to the master.

Outside, the back garden is a wonderfully private and tranquil space with a Koi Carp pond as a central feature. From here there's access to an outdoor workshop and shed.

We highly recommend a viewing to appreciate the full potential of this well-situated home.



## Outside

Sheltered porch canopy. Driveway providing space for three vehicles to front. Wooden gate opens to extended driveway for one more vehicle. Single garage.

## Porch (8' 10" x 4' 3") or (2.70m x 1.29m)

Wooden front door with glazing. Flooring laid to tiles and carpet. Moulded skirting boards. Radiator. Carpeted staircase rising to first floor. Doorways leading to lounge, dining room and WC. Access to RCD breaker switches.

## W/C (3' 7" x 4' 3") or (1.10m x 1.29m)

Wooden panelled door. Double glazed window to side. Tiled floor. Half tiled walls. Radiator. White hand wash basin with chrome mixer tap. Low level WC with cistern.

## Lounge (13' 5" x 12' 0") or (4.09m x 3.66m)

Wooden door with glazing. Double glazed bay window to front with bench. Radiator. Laminate flooring. Deep moulded skirting boards. Electric feature fireplace.

## Dining Room (11' 8" x 12' 0") or (3.56m x 3.66m)

Wooden door with glazing. Double glazed window to side. Laminate flooring. Deep moulded skirting boards. Dado rails. Radiator. Under stairs storage cupboard. Doorway to kitchen.

## Kitchen (12' 4" x 7' 11") or (3.75m x 2.42m)

Wooden door. Double glazed window to rear. Tiled floor. Matching wall and base units. Wooden work surfaces. Tiled splash backs. Integrated induction hob with extractor hood above. Integrated double electric oven. Space and plumbing for dishwasher, larder fridge and larder freezer. Stainless steel and half with chrome mixer tap. Inset spots. Opening leading to utility room.

## Utility Room (12' 4" x 7' 1") or (3.75m x 2.17m)

UPVC double glazed door leads out to side access. Double glazed window to side. Tiled floor. Deep moulded skirting boards. Two radiators. Base units with space and plumbing for washing machine beneath. Wooden worksurface. Wall hung unit. White butler style sink with chrome taps. Double glazed sliding door opens out to back garden.



## Landing (22' 4" x 8' 9") or (6.81m x 2.66m)

Carpet. Deep moulded skirting boards. Dado rail. Radiator. Built in wardrobe housing the boiler. Doorways leading off to all rooms on first floor.

## Bedroom One (11' 7" x 12' 0") or (3.54m x 3.66m)

Wooden panelled door. Double glazed window to front. Laminate flooring. Skirting boards. Radiator. Two built in storage cupboards. Loft hatch.

## Bedroom Two (11' 8" x 8' 10") or (3.56m x 2.70m)

Wooden panelled door. Double glazed window to side. Carpet. Skirting boards. Radiator. Fitted wardrobe.

## Bedroom Three (12' 4" x 7' 1") or (3.75m x 2.17m)

Wooden panelled door. Double glazed window to rear. Laminate flooring. Deep moulded skirting boards. Radiator.

## Shower Room (6' 2" x 7' 11") or (1.88m x 2.42m)

Wooden panelled door. Double glazed window to rear. Wet room walk-in shower area with chrome rainfall shower. Pedestal wash basin with chrome mixer tap. Low level WC with cistern. Tiled flooring. Wood cladding to ceiling. Victorian style radiator.

## Garden

Wooden gate to side access. Patio area. Decked area. Fencing. Koi Carp pond surrounded by wooden picket fencing. Multiple wooden pergolas with poly carbonate roof. Outdoor tap. Access to garage and shed.

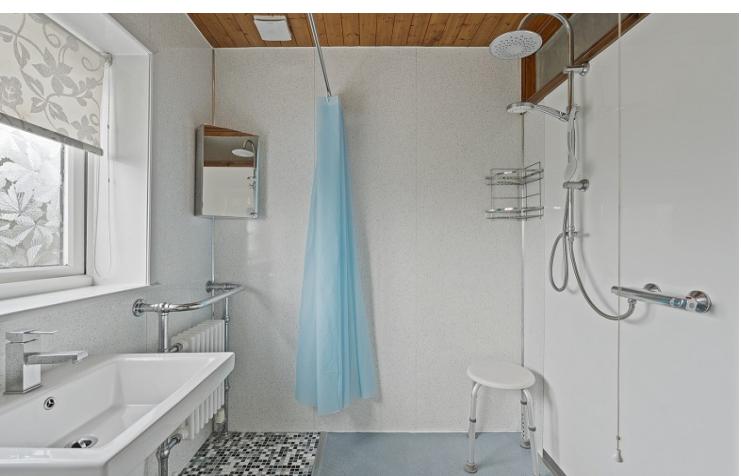
## Garage (20' 2" x 11' 11") or (6.14m x 3.63m)

Single garage. Up and over door. Power. Lighting. Wooden door to garden. Wooden door to workshop.

## Workshop (12' 6" x 11' 11") or (3.80m x 3.63m)

Wooden workshop accessed via garage. Door out to rear.

## Shed (12' 6" x 10' 6") or (3.80m x 3.19m)



Windows to garden. Door to garden. Power. Lighting.

## Other

Eastleigh Borough Council Tax Band C £1986.02 2025/26 charges.



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.