

Bitterne
023 8042 2600



4 Glenlea Drive, West End, Southampton, Hampshire, SO30 3GU

Offers Over £210,000 Share of Freehold

Draft Details Awaiting Vendor Approval

Welcome to Glenlea Drive! Nestled within one of West End Village's most prominent locations is this rare two double bedroom GROUND FLOOR maisonette. This residential cul-de-sac is within easy reach of all the amenities that West End has to offer, including the "picturesque" Hatch Grange! Step inside into a large entrance hallway, FIFTEEN-FOOT-LOUNGE-DINER, a separate fitted kitchen with plenty of space for a free standing washing machine and dishwasher. Separate w/c to main bathroom and two large storage cupboards. In our opinion, the main selling points of this incredible purchase are the PRIVATE GARDEN, GARAGE with electric door and NO SERVICE CHARGES TO PAY!

Further benefits also include gas central heating, full UPVC double-glazed windows and sold with NO FORWARD CHAIN!

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Approach

Entrance Hall

Textured and coved ceiling, storage cupboard, radiator, doors to:

Lounge/Diner

15' 6" (4.72m) x 10' 10" (3.30m)::
Textured and coved ceiling, UPVC double glazed door to front, radiator.

Kitchen

10' 10" (3.30m) x 7' 11" (2.41m)::
Smooth ceiling, UPVC double glazed window to rear, a range of wall and base units with work surface over, stainless steel sink and drainer inset, four-ring gas hob and oven with extractor over, tiled splashbacks, radiator.

Bedroom One

12' 2" (3.71m) x 9' 11" (3.02m)::
Textured and coved ceiling, UPVC double glazed window to front, radiator.

Bedroom Two

10' 10" (3.30m) x 8' 6" (2.59m)::
Textured and coved ceiling, UPVC double glazed window to rear, radiator.

Bathroom:

Smooth ceiling, UPVC double glazed obscured window to rear, fully tiled walls, panel enclosed bath with mains fed shower over, wash hand basin, radiator.

WC:

Smooth ceiling, WC.

Garden:

Fence enclosed rear garden, mainly laid to lawn with shrub borders, shared area for bin storage.

Garage

16' (4.88m) x 8' (2.44m):

We are advised by the vendor the lease details are as follows:

Share of Freehold
Lease length: 165 years remaining
Ground rent: Peppercorn

Services

Mains gas, water, 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 B

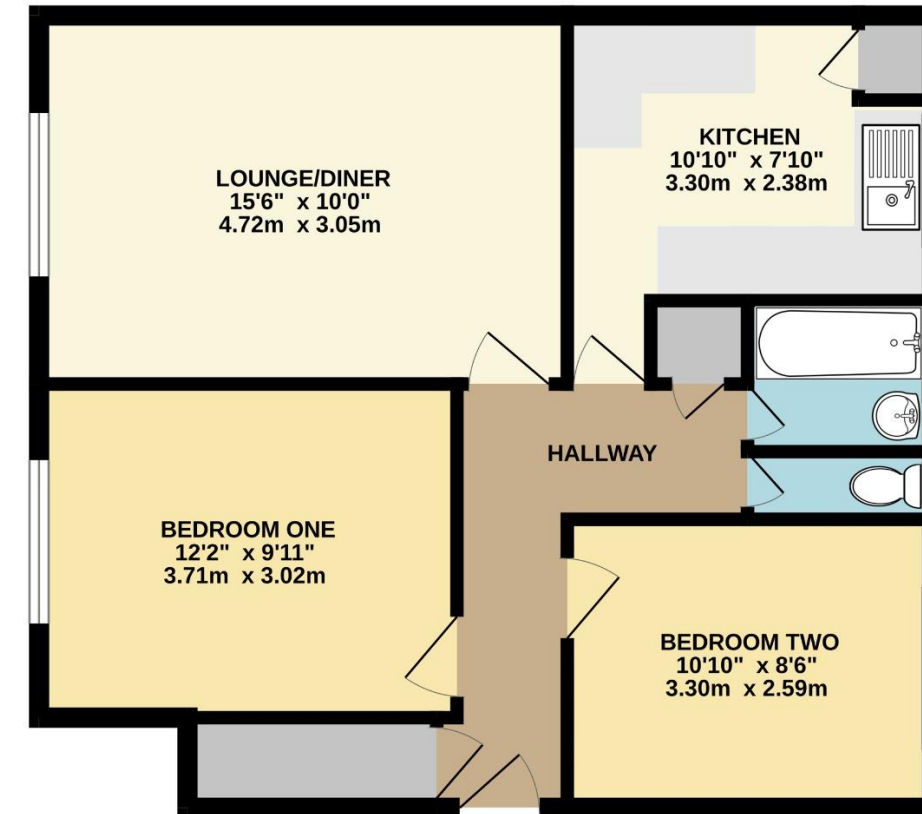
Sellers Position

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



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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Bitterne

249 Peartree Avenue
Bitterne
SO19 7RD

023 8042 2600

Shirley

391 Shirley Road
Shirley
SO15 3JD

023 8078 0787

Woolston

24 Portsmouth Road
Woolston
SO19 9AB

023 8039 3255

Auction Department

62 High Street
West End
SO30 3DT

023 8047 4274

Lettings & Block Management

2-4 New Road
Southampton
SO14 0AA

023 8071 0402

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