



**Hinkler Road, Southampton SO19 6GL**

**welcome to**

## **Hinkler Road, Southampton**

\* TWO BEDROOM TERRACED HOUSE \* GREAT RENOVATION PROJECT OPPORTUNITY \* NO ONWARD CHAIN \* SPACIOUS ROOMS \* FITTED KITCHEN AND BATHROOM \* FRONT & REAR GARDENS \* CLOSE TO LOCAL AMENITIES AND SCHOOLS \*

### **Entrance Porch**

Double glazed window and door to the front aspect, double glazed window to the rear aspect, tiled flooring, doors to;

### **Entrance Hall**

Single glazed door and window to the front aspect, radiator, carpeted, stairs to first floor, doors to;

### **Lounge**

16' 7" x 10' 5" ( 5.05m x 3.17m )

Double glazed windows to the front and rear aspect, radiator, gas fireplace, carpeted.

### **Kitchen**

11' 11" x 11' 11" ( 3.63m x 3.63m )

Double glazed window and door to the rear aspect, stainless steel sink and drainer, built in electric ovens, gas hob, space for fridge/freezer, breakfast bar with space for three stools and cupboards, built in cupboard, radiator.

### **Landing**

Double glazed window to the rear aspect, carpeted, doors to;

### **Bedroom One**

16' 7" x 10' 5" ( 5.05m x 3.17m )

Double glazed windows to the front and rear aspect, radiator, carpeted, over stairs cupboard housing water tank, carpeted.

### **Bedroom Two**

10' 8" x 8' 10" ( 3.25m x 2.69m )

Double glazed window to the rear aspect, radiator, carpeted, over stairs cupboard.

### **Bathroom**

Double glazed window to the rear aspect, bath with mixer taps and shower above, w/c, radiator, fully tiled walls.

### **Rear Garden**

Enclosed rear garden with laid patio leading to raised turf, shrubs and wooden shed.







**Welcome to this two bedroom mid-terrace house, which offers an exciting opportunity for buyers looking to put their own stamp on a property. With spacious living accommodation and scope for improvement, it's the perfect project for first-time buyers or investors.**

**The ground floor of the property boasts a spacious lounge and fitted kitchen, with ample storage and worktop space. Upstairs there are two well-appointed bedrooms and a family bathroom. Additionally, the property comes with front and rear gardens.**

**Situated in a convenient residential location with local amenities, schools, and excellent transport links right on your doorstep, a viewing is highly recommended!**

**\*This property is being sold on behalf of a corporate client. The property must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\***

**\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.\***

**\*It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.\***



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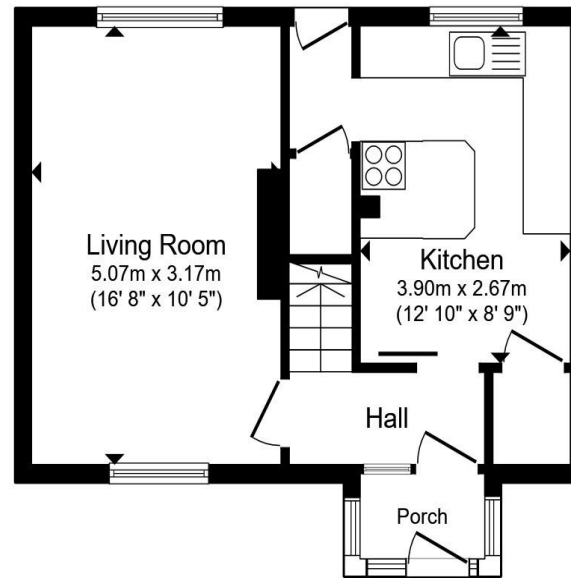
## Hinkler Road, Southampton

- Mid-Terrace House
- Two Bedrooms
- No Onward Chain
- Great Renovation Project
- Spacious Rooms

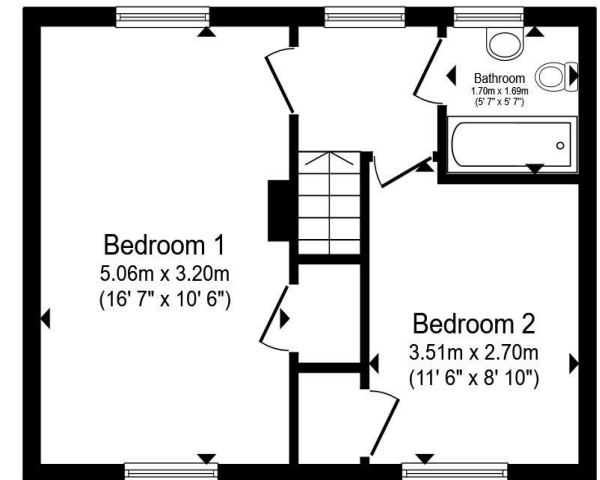
Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£215,000**



**Ground Floor**



**First Floor**

Total floor area 71.1 m<sup>2</sup> (765 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref:

BIT112884 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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