



72 Quob Farm Close, West End, Southampton, SO30 3HF

Asking Price £275,000



Quob Farm Close | West End
Southampton | SO30 3HF
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W&W are pleased to offer for sale this well presented two bedroom terraced home offered with no chain ahead. The property boasts two bedrooms, lounge, kitchen/dining room & main bathroom. The property also benefits from a rear garden & driveway parking.

Quob Farm Close is situated in a quiet residential cul-de-sac in West End, Southampton, within the Borough of Eastleigh, Hampshire. The area offers a pleasant suburban setting with local shops, amenities and schools nearby, while West End village centre is within walking distance. The property is conveniently located for the M27 motorway, Southampton Airport and nearby railway stations, with the Utilita Bowl cricket ground and local green spaces also close by.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Well presented two bedroom terraced home

Offered with no chain ahead

Lounge with window to the front

Kitchen/dining room with double doors opening out to the rear garden & built in understairs storage cupboard

The kitchen enjoys an integrated oven/hob with space for additional appliances

Main bedroom benefitting from walk in wardrobe & airing cupboard

Guest bedroom with window to the rear

Modern main bathroom comprising three piece suite with attractive wall tiling

Landscaped rear garden laid to paved patio, raised area laid to lawn with flower/shrubbery & shed to remain

Driveway parking to the front for two vehicles

Estate management charge approx. £45 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

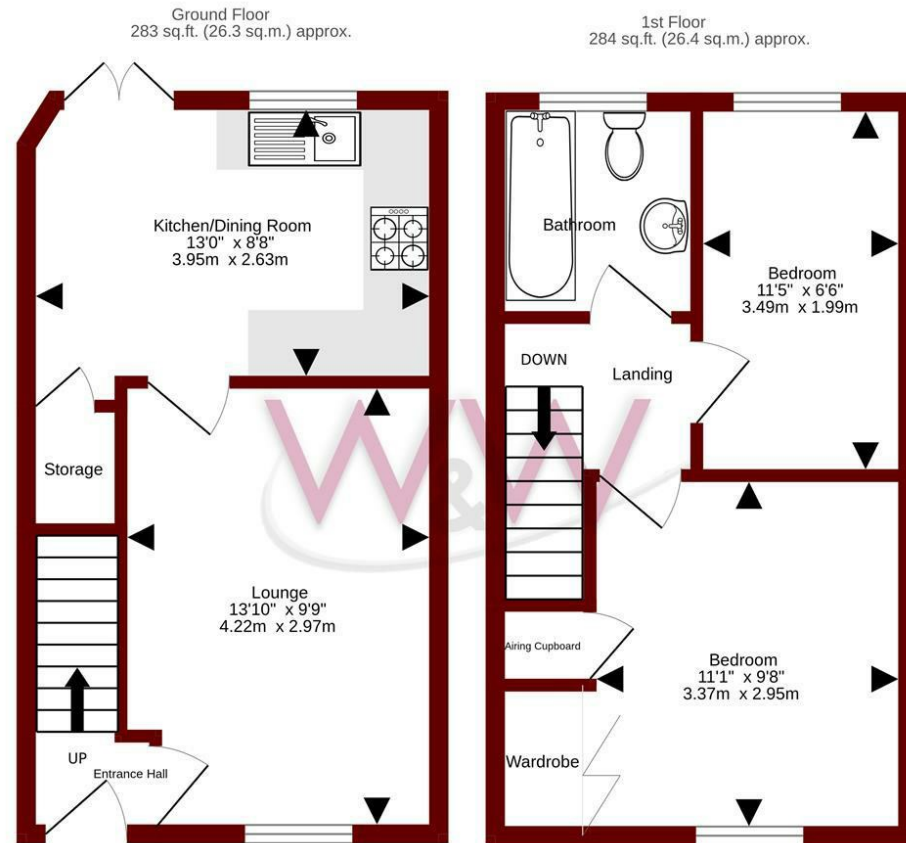
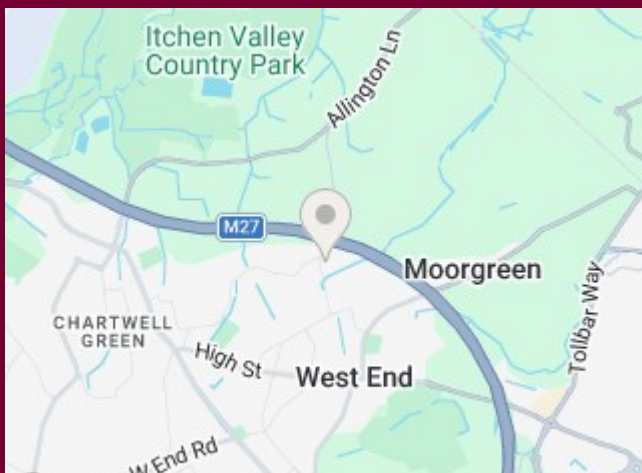
Sewerage - Mains

Heating - Gas central heating

Broadband - There is no broadband currently connected to the property as it's vacant

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA : 567 sq.ft. (52.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	82
	EU Directive 2002/91/EC	

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

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