

Connells

Hinkler Road
Southampton

# Hinkler Road
# Southampton SO19 6FW

For sale guide price
**£280,000**







## Property Description

A STUNNING THREE-BEDROOM END-OF-TERRACE HOME

Situated on Hinkler Road, this beautifully presented three-bedroom end-of-terrace property offers spacious accommodation with an impressive modern finish throughout.

Upon entering, you are welcomed by a spacious porch leading to a generous lounge featuring dual-aspect windows to the front and rear, allowing plenty of natural light. The ultra-modern kitchen is a real highlight, offering ample storage, integrated appliances, a breakfast bar and an American-style fridge freezer. There is also a spacious dining room with beautiful bi-fold doors opening onto the rear garden, perfect for entertaining.

Upstairs, there are three well-proportioned bedrooms, two with built-in wardrobes, and a contemporary family bathroom fitted with a bath and shower over.

Externally, the property benefits from a generous enclosed front garden with artificial grass and a pathway to the front door. The south-facing rear garden is fully paved for low maintenance and benefits from rear access. On-road parking is also available.

Please note: This property is of non-standard Reema construction, and prospective purchasers are advised to check mortgage availability with their chosen lender.

Beautifully maintained throughout, this stunning home offers modern living and generous space. Viewing is highly recommended.

### Entrance Porch

Storage space.

### Living Room

Double glazed dual aspect windows to the front and back aspect. Gas central heating radiator. Carpeted. Spacious.

### Dining Room

Bi-fold doors. Wood effect flooring. Double glazed window to side and rear aspect.

### Kitchen

Double glazed window to front aspect. Wall and base units. Breakfast bar. Integrated appliances. Electric oven and hob. Extractor fan. Sink and drainer. Hot water tap. Washing machine. Tumble dryer. Pantry. American fridge freezer. Modern.

### Landing

Double glazed window to side aspect.

### Bedroom 1

Double glazed window to front aspect. Built in wardrobes. Gas central heating radiator. Large double.

### Bedroom 2

Double glazed window to rear aspect. Built in wardrobe. Access to loft. Gas central heating radiator.

### Bedroom 3

Double glazed window to front aspect. Gas central heating radiator.

### Bathroom

Bath with shower. Vanity sink. WC. Hand towel rail. Modern.

## Front Garden

Fenced off. Artificial grass. Flower beds.

## Rear Garden

Patio. Flower beds. Rear access. Low maintenance. South facing.

## Parking

On road parking.

## Agent Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

## Key Features

- Stunning Three-Bedroom End-of-Terrace Home
- Beautifully Presented Throughout
- Spacious Lounge with Dual-Aspect Windows
- Ultra-Modern Kitchen with Integrated Appliances
- Separate Dining Room with Bi-Fold Doors
- Modern Family Bathroom
- South-Facing, Low-Maintenance Rear Garden
- Non-Standard Reema Construction







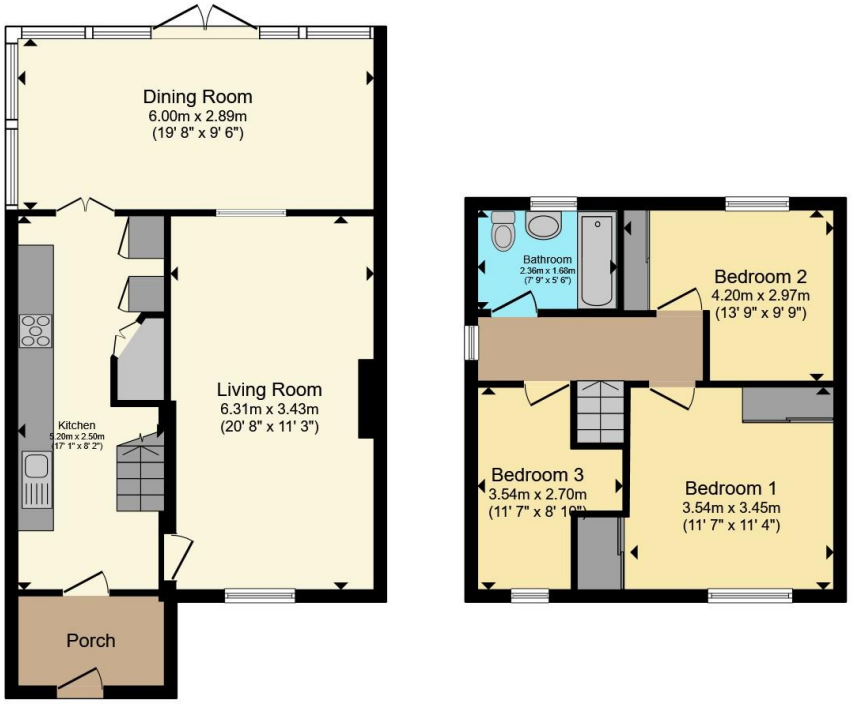











**Ground Floor** **First Floor**

Total floor area 97.9 m² (1,054 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

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To view this property please contact Connells on

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SOUTHAMPTON SO18 6TG

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

**view this property online connells.co.uk/Property/BTN108050**

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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