



Connells

Hinkler Road
Southampton

Hinkler Road Southampton SO19 6GL

For sale offers in excess of
£220,000



Property Description

Two-Bedroom House - Hinkler Road, Southampton

This well-presented two-bedroom house offers spacious and versatile accommodation throughout and would make an ideal home for first-time buyers, couples or those looking to downsize.

The ground floor features a large lounge with a gas fireplace and double French doors leading directly onto the rear garden, creating a bright and welcoming space. There is also a separate dining area and a fitted kitchen providing plenty of practical storage and workspace.

Upstairs, the property offers two good-sized double bedrooms and a modern, relatively new family bathroom with a walk-in shower.

Outside, the front of the property is approached via steps leading to the front door. To the rear is a split-level garden with a patio area, lawn, outside tap and useful storage shed, offering a great space for relaxing and entertaining. The property also benefits from on-road parking.

An internal viewing is highly recommended to appreciate the space, layout and outdoor area this property has to offer.

Lounge

French doors to rear garden. Window to front aspect. X 2 gas central heating radiators. Gas fireplace.

Dining Room

Window to front aspect. Gas central heating radiator. Understairs cupboard.

Kitchen

Wall and base units. Storage cupboard. Window to rear aspect. Gas central heating radiator. White goods included. Space for washing machine.

Landing

Window to rear aspect.

Bedroom 1

Dual aspect windows. X 2 Gas central heating radiators. Airing cupboard.

Bedroom 2

Window to front aspect. Gas central heating radiator. Boiler (serviced.) Loft access. Double room.

Bathroom

Window to rear aspect. WC. Vanity sink. Walk in shower. Gas central heating radiator. Extractor fan. Modern.

Front Garden

Steps to front door.

Rear Garden

Split level. Patio area. Grass. Shed. Outside tap. Left fence.

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."

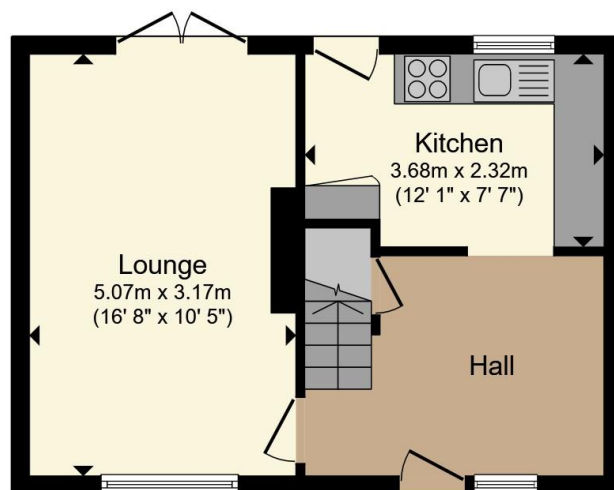
Key Features

- Two double bedrooms
- Spacious lounge
- Gas fireplace
- French doors to rear garden
- Separate dining area
- Modern bathroom with walk-in shower
- Split-level rear garden with shed
- On-road parking

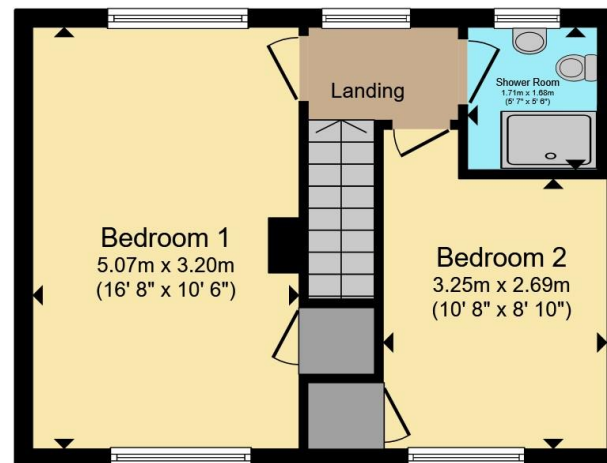








Ground Floor



First Floor

Total floor area 69.9 m² (752 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

Connells

To view this property please contact Connells on

T 02380 422080
E Bitterne@connells.co.uk

2 West End Road Bitterne
SOUTHAMPTON SO18 6TG

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BTN107952



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BTN107952 - 0004