


Connells

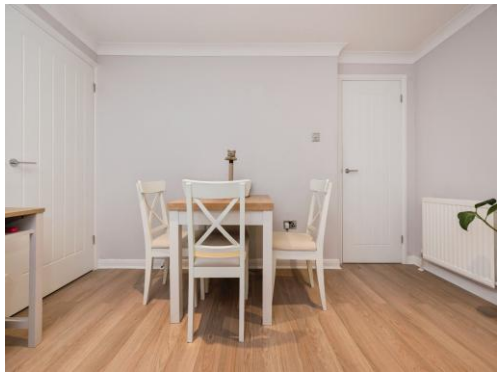
Hayle Road
West End Southampton

# Hayle Road
# West End Southampton SO18 3QH

For sale
**£195,000**







## Property Description

Stunning Two-Bedroom Ground Floor Maisonette - Hayle Road, Southampton

Situated in Hayle Road, Southampton, this stunning two-bedroom ground floor maisonette is beautifully presented throughout, offering modern living finished to a high standard.

The property features an open-plan lounge and modern fitted kitchen, creating a stylish and sociable living space. There are two good-sized bedrooms and a contemporary high-specification bathroom. Spotlights throughout and made-to-measure window shutters to all windows add to the property's modern appeal.

Outside, the property benefits from one allocated parking space, a driveway conveniently located by the front door and access to a communal garden.

Further benefits include new electrics and a new boiler with an eight-year guarantee, providing added peace of mind.

This is a lovely home that must be viewed to be fully appreciated. Early viewing is highly recommended

## Entrance Hall

X 2 storage cupboards.

## Living Room

Double glazed window to front aspect. Made to fit shutters. Gas central heating radiator. Spotlights. Open plan. Spacious.

## Kitchen

Double glazed window to rear aspect. Made to fit shutters. Wall and base units. Induction hob. Space for fridge freezer. Space for washing machine. Spotlights. Tiled. Modern. Boiler.

## Bedroom 1

Double glazed window to front aspect. Made to fit shutters. Gas central heating radiator. Spotlights. Laminate flooring. Large double. Modern.

## Bedroom 2

Double glazed window to rear aspect. Made to fit shutters. Gas central heating radiator. Spotlights.

## Bathroom

Double glazed window to rear aspect. Bath with shower. WC. Vanity sink. Hand towel rail. Modern.

## Outside

Front garden - Shingled. Storage cupboard.

Parking - Driveway. 1 Allocated parking space.

Rear garden - Communal Garden.

## Agent Notes

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

"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 Two-Bedroom Ground Floor Maisonette
- Open-Plan Lounge
- Modern Fitted Kitchen
- Two Good-Sized Bedrooms
- High-Specification Modern Bathroom
- Made-to-Measure Window Shutters Throughout
- Allocated Parking and Driveway
- New Electrics and Boiler with Eight-Year Guarantee







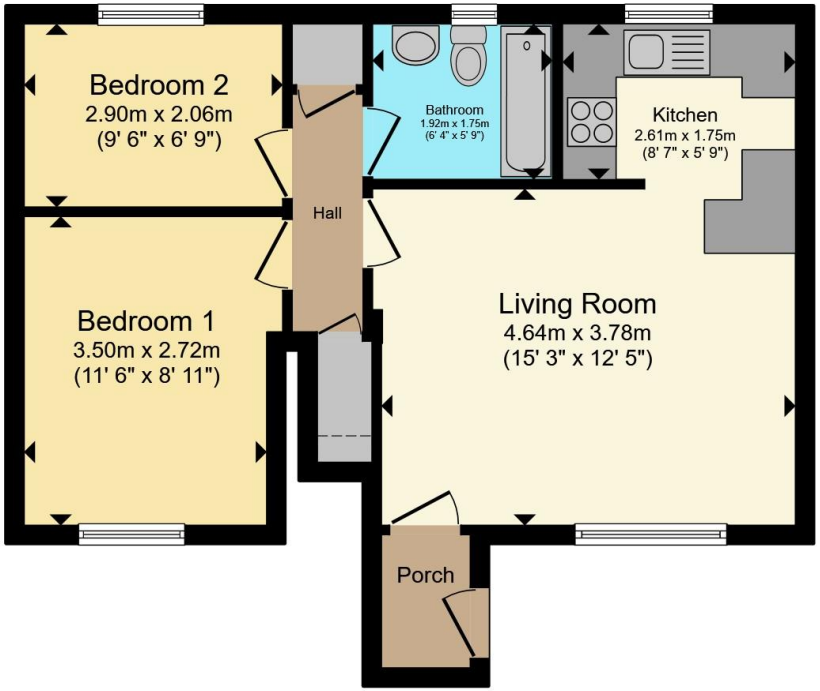













## Ground Floor

Total floor area 48.5 m² (522 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

**T 02380 422080**
**E Bitterne@connells.co.uk**

2 West End Road Bitterne
SOUTHAMPTON SO18 6TG

EPC Rating: Awaited

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: 140.00

Tenure: Leasehold

**view this property online connells.co.uk/Property/BTN108040**

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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