



13 Goldcrest Gardens | £260,000
Southampton, Hampshire, SO16 8FG





Henshaw Fox



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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 357 SQ FT / 33.2 SQ M
 FIRST FLOOR = 336 SQ FT / 31.2 SQ M
 TOTAL = 693 SQ FT / 64.4 SQ M
 Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1325436)

Summary

A beautifully presented two-bedroom home situated within a popular residential location in Southampton, offering stylish and well-balanced accommodation arranged over two floors. The property benefits from a modern fitted kitchen, a spacious sitting/dining room with an attractive electric fire, two well-proportioned bedrooms and a contemporary shower room finished with elegant floor-to-ceiling tiling. Outside, there is a private, low-maintenance rear garden with useful storage and allocated residents parking.

Features

- Beautifully presented two double bedroom home
- Spacious sitting/dining room with attractive electric fire
- Modern shower room with floor to ceiling tiles
- Private, low maintenance rear garden
- Well-appointed kitchen
- Allocated residents parking
- Conveniently located for local amenities, schools and transport links

EPC Rating

Energy Efficiency Rating
 Current C
 Potential C

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Ground Floor

A covered entrance door opens into the property, where stairs rise to the first floor and a useful storage cupboard provides practical everyday storage. Positioned at the front of the home, the kitchen is fitted with a range of wall and base units with work surfaces over, dishwasher together with space for essential appliances. Thoughtfully arranged to maximise the available space, it provides a practical and functional area. Located to the rear of the property, the sitting/dining room is a bright and welcoming reception space, enjoying views over the garden and offering ample room for both seating and dining furniture. An attractive electric fire creates a charming focal point, adding warmth and character to the room, whilst the generous proportions make it an ideal space for both relaxing and entertaining.

First Floor

The first-floor landing provides access to all principal rooms, together with an airing cupboard for additional storage. Bedroom One is a generous double bedroom enjoying a bright aspect and ample space for wardrobes and bedroom furniture. Bedroom Two is a well-proportioned second bedroom, ideal as a guest room, child's bedroom or home office. Serving both bedrooms is a beautifully appointed shower room, fitted with a contemporary suite and finished with elegant floor-to-ceiling tiling, creating a sleek and luxurious feel. The modern design and high-quality presentation make this a standout feature of the home.

Outside

The rear garden is a private and low-maintenance outdoor space, predominantly laid to paving and arranged over split levels, creating an ideal setting for outdoor dining and entertaining. Enclosed by fencing and complemented by mature trees to the rear, the garden enjoys a pleasant degree of privacy and also benefits from a useful timber garden shed for additional storage.

Parking

Allocated parking for residents

Location

Goldcrest Gardens is conveniently positioned for a range of local amenities, schools and transport links, with Southampton city centre, the M27 motorway network and Southampton Airport all within easy reach. An ideal purchase for first-time buyers, downsizers or investors alike.

Tenure

Freehold

Sellers Position

Buying on

Heating

Gas

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Council Tax

Southampton City Council - Band B

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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