



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Bitterne
023 8042 2600



26 Alpine Close, West End Park, Southampton, Hampshire, SO18 5QH
Offers Over £275,000 Freehold

Draft Details Awaiting Vendor Approval

GUIDE PRICE £275,000-£290,000! Welcome to Alpine Close! Nestled within the heart of West End Park is this terraced family home in a private residential cul-de-sac. Beautifully maintained by the clients, this property would make the perfect first time buy or upsize. Step inside into the entrance porch leading you through to an inner hallway with access to the lounge. Tastefully dressed and neutrally decorated, this light and airy living space is the perfect relaxation hub. Spanning the rear is the kitchen diner with utility cupboard and sliding doors out to a conservatory. Upstairs continues to impress, boasting three spacious bedrooms, fitted storage and a stylish shower room. The garden has recently been re-landscaped to create a low maintenance have of patio to artificial grass stepping up to a rear access providing access to the garage. What's more? This home benefits off road parking, gas central heating and UPVC double-glazed windows.

26 Alpine Close, West End Park, Southampton, Hampshire, SO18 5QH

Offers Over £275,000 Freehold

GUIDE PRICE £275,000-£290,000!

Approach

Blocked paved driveway providing off road parking.

Porch

Textured ceiling, UPVC double glazed window to front and side. Radiator. Cupboard housing boiler.

Entrance Hall

Smooth and coved ceiling, stairs rising to first floor. Door to:

Lounge

16' 3" (4.95m) x 12' 4" (3.76m):
Smooth and coved ceiling, UPVC double glazed display bay window to front. Radiator. Door to:

Kitchen/Diner

15' 3" (4.65m) x 11' 4" (3.45m):
Coved and textured ceiling, UPVC double glazed window and patio door to rear. Modern wall, base and drawer units with work surface over, stainless steel bowl and a half sink and drainer inset, built in oven with gas hob and extractor over, integral dishwasher, space for washing machine and fridge/freezer. Tiled splash backs. Under stairs storage.

Conservatory

13' 4" (4.06m) x 7' 5" (2.26m):
Glass roof, UPVC double glazed windows to rear and side, UPVC double glazed french door to side opening in to garden.

Landing

Smooth and coved ceiling, hatch providing access to boarded loft with power and light connected. Airing cupboard. Doors to:

Master Bedroom

14' 3" (4.34m) x 9' 4" (2.84m):
Coved and textured ceiling, UPVC double glazed window to front. Built in wardrobe with mirror fronted sliding doors. Radiator.

Bedroom Two

11' 2" (3.40m) x 9' 4" (2.84m):
Coved and textured ceiling, UPVC double glazed window to rear overlooking garden. Radiator.

Bedroom Three

10' 3" (3.12m) max x 6' 2" (1.88m):
Coved and textured ceiling, UPVC double glazed window to front. Storage over stairs. Radiator.

Shower Room

Smooth and coved ceiling with inset spotlights, UPVC double glazed obscured window to rear. Three piece suite comprising WC, wash hand basin and double shower cubicle with mains fed shower over. Heated ladder towel rail.

Garden

Fence enclosed rear garden with gated rear access. Patio seating area, artificial lawn. Outside tap.

Garage

Up and over door. Accessed via rear.

Services

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band

Band B

Sellers Position

Buying On

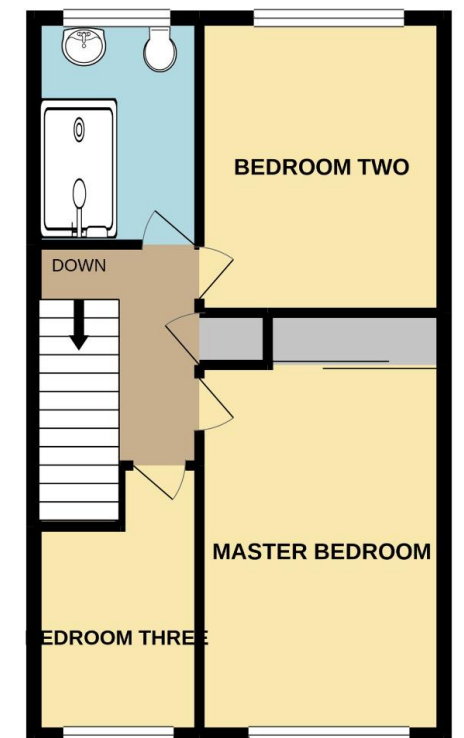
Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2020

Bitterne

249 Peartree Avenue
Bitterne
SO19 7RD

023 8042 2600

Shirley

391 Shirley Road
Shirley
SO15 3JD

023 8078 0787

Woolston

24 Portsmouth Road
Woolston
SO19 9AB

023 8039 3255

Auction Department

62 High Street
West End
SO30 3DT

023 8047 4274

Lettings & Block Management

2-4 New Road
Southampton
SO14 0AA

023 8071 0402

Do you need an Energy Performance Certificate?

Field Palmer are able to offer EPC services across Hampshire and the south of England.

We can offer mortgage advice

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.

fieldpalmer
ESTATE AGENTS