



Hinkler Road, Southampton SO19 6FW

welcome to

Hinkler Road, Southampton

* THREE BEDROOM END OF TERRACE HOUSE * EXTENDED TO THE REAR * TWO RECEPTION ROOMS * MODERN AND BEAUTIFULLY PRESENTED THROUGHOUT * FRONT AND REAR GARDENS * CLOSE TO LOCAL AMENITIES, SCHOOLS AND PARKS *

Entrance Porch

7' 6" x 5' 8" (2.29m x 1.73m)

Tiled flooring, storage, access to property.

Lounge

20' 7" x 11' 2" (6.27m x 3.40m)

Double glazed windows to the front aspect and overlooking conservatory, electric log fire, wooden slatted shutters, carpet throughout, gas radiator.

Dining Room

19' 8" x 9' 4" (5.99m x 2.84m)

Double glazed windows to the rear and side aspect, gas radiator, laminate flooring, seating and dining area, bi-fold doors leading to the garden.

Kitchen

20' 8" x 8' 3" (6.30m x 2.51m)

Wall and base cupboard units, integrated dishwasher, washing machine, tumble dryer, fan oven, grill, microwave, electric hob, overhead extractor, larder, hot water tap, breakfast bar, access to extended area.

Landing

Access to all rooms, carpet throughout, double glazed window to the side aspect.

Bedroom One

11' 7" x 11' 3" (3.53m x 3.43m)

Double glazed window to the front aspect, built in wardrobes, gas radiator, carpet throughout.

Bedroom Two

11' 9" x 9' 9" (3.58m x 2.97m)

Double glazed window to the rear aspect, carpet throughout, gas radiator, built in storage, loft hatch.

Bedroom Three

11' 7" x 8' 9" (3.53m x 2.67m)

Double glazed window to the front aspect, gas radiator, carpet throughout.

Bathroom

Bath with overhead shower and screen, wash hand basin with storage below, w/c, heated towel rail, two double glazed windows to the rear aspect, extractor fan, partially tiled walls.

Loft Space

Pull out ladder, boarded.

Front Garden

Gated private front garden with seating area and side access.

Rear Garden

Enclosed South East facing garden with slab area, electric points, outside tap, side and rear access.





Fox & Sons are delighted to welcome to the market this three bedroom end of terrace home. The property is beautifully presented throughout boasting modern fixtures and fittings.

The ground floor of the property boasts a spacious living room with a cosy log burner, perfect for those winter evenings. There is an extension to the rear, comprising a generous dining room with bi-fold doors leading to the well-maintained rear garden. The fitted kitchen is also generous in size with modern appliances and plenty of storage.

Upstairs, there are three well-appointed bedrooms and a modern family bathroom.

Hinkler Road provides easy access to the M27 and offers local amenities, schools and parks nearby. A viewing is highly recommended to appreciate this fantastic home!



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welcome to

Hinkler Road, Southampton

- End of Terrace House
- Three Bedrooms
- Beautifully Presented Throughout
- Two Reception Rooms
- Extended to the Rear

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in excess of
£280,000



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.focalagent.com

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Property Ref:
BIT112775 - 0007

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