



## 17 Little Kimble Walk, Hedge End, Southampton, Hampshire, SO30 0JQ

Offers Over £300,000 Freehold

**Draft Details Awaiting Vendor Approval**

This is Little Kimble Walk by Field Palmer! Situated in the heart of Hedge End, welcome to this three bedroom, semi-detached family home sold with NO FORWARD CHAIN! Step inside into the main entrance hallway, leading you through to the kitchen at the front aspect with plenty of work surfaces, cupboard space and allocated under the counter room for freestanding appliances. Sweeping the rear is a spacious SIX-TEEN-FOOT, DOUBLE ASPECT lounge diner with views onto the rear garden. Upstairs continues to impress with three spacious bedrooms, fitted storage and family bathroom. The garden is landscaped with patio to fresh lawn and offers, access to the rear and side of the property as well as boasting a garage.

Hedge End offers great schooling catchment and this home is situated within reach to Freeground Juniors and Wildern Secondary.



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Further benefits include serviced gas boiler, UPVC double-glazed windows and future potential to improve.

### Approach

#### Entrance Hall:

Textured and coved ceiling, stairs rising to first floor, two storage cupboards, radiator, doors to:

#### Kitchen

10' 4" (3.15m) x 9' 1" (2.77m)::  
Textured and coved ceiling, double glazed window to front, double glazed door to side, a range of wall, base and drawer units with work surface over, bowl and a half sink and drainer inset, built-in oven and gas hob with extractor over, integral fridge/freezer, space for washing machine, tiled splashbacks.

#### Lounge/Diner

16' 7" (5.05m) max reducing to 9'10" (3.00m) x 15' 3" (4.65m) max reducing to 6'5" (1.96m)::  
Textured and coved ceiling, double glazed window to rear and side, two radiators.

#### Landing:

Textured and coved ceiling, cupboard housing boiler, hatch providing access to loft space, door to:

#### Master Bedroom

9' 9" (2.97m) x 15' 5" (4.70m)::  
Textured ceiling, double glazed window to rear, built in wardrobes, radiator.

#### Bedroom Two

11' 11" (3.63m) max reducing to 10'4" (3.15m) x 8' 1" (2.46m)::  
Textured ceiling, double glazed window to front, radiator.

#### Bedroom Three

11' 11" (3.63m) x 6' 11" (2.11m)::  
Textured ceiling, double glazed window to front, radiator, built-in storage cupboard.

#### Bathroom :

Textured ceiling, double glazed obscured window to side, panel enclosed bath with mains fed shower over, WC, wash hand basin, ladder towel rail.

#### Garden:

Fence enclosed rear garden, mainly laid to lawn, side pedestrian access.

#### Garage:

Up and over door, door to side, shed.

#### 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 C

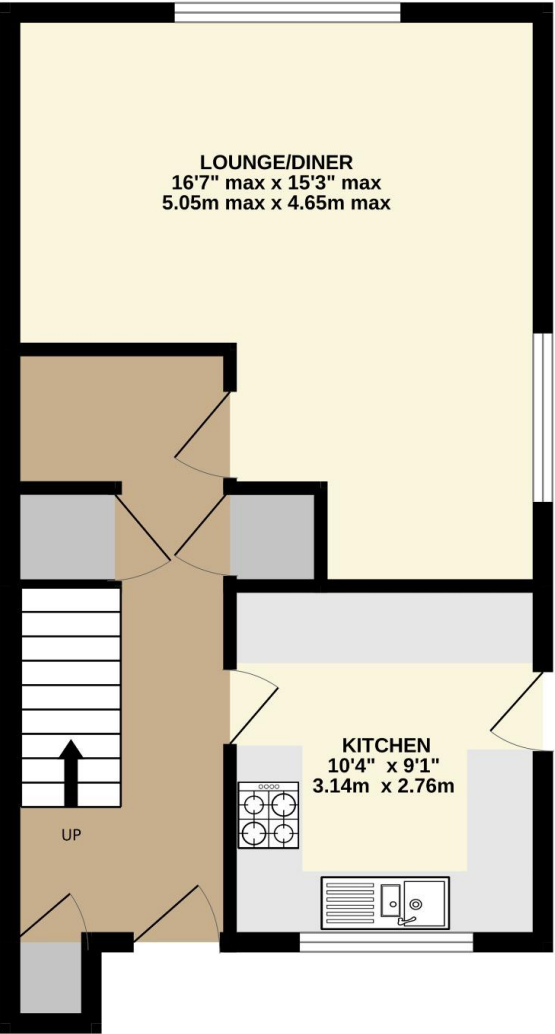
#### Sellers Position

No Forward Chain

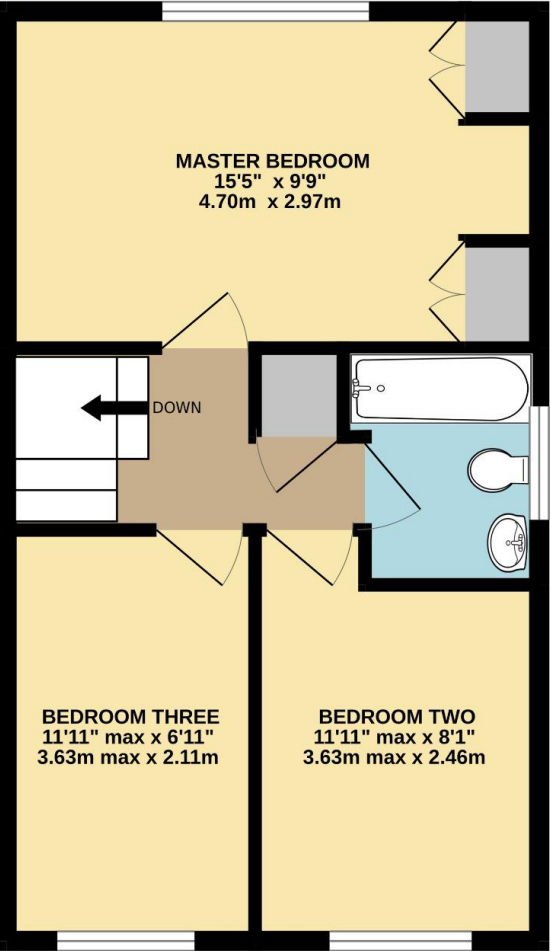
#### Offer Check Procedure

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.  
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<b>Bitterne</b> 249 Peartree Avenue Bitterne SO19 7RD <b>023 8042 2600</b>	<b>Shirley</b> 391 Shirley Road Shirley SO15 3JD <b>023 8078 0787</b>	<b>Woolston</b> 24 Portsmouth Road Woolston SO19 9AB <b>023 8039 3255</b>	<b>Auction Department</b> 62 High Street West End SO30 3DT <b>023 8047 4274</b>	<b>Lettings &amp; Block Management</b> 2-4 New Road Southampton SO14 0AA <b>023 8071 0402</b>	<b>Do you need an Energy Performance Certificate?</b> Field Palmer are able to offer EPC services across Hampshire and the south of England. <b>We can offer mortgage advice</b> 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.	
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