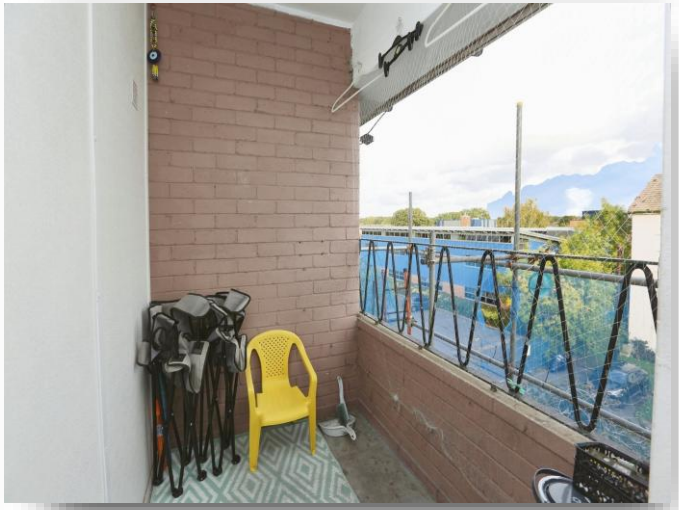






Winchfield Close, Southampton SO19 9JF

fox & sons

welcome to

Winchfield Close, Southampton

* THREE BEDROOM FLAT * BALCONY * MODERN THROUGHOUT * NEW KITCHEN & BOILER * OUTSIDE SHED * GREAT FOR FIRST TIME BUYERS * GREAT LOCATION *

Entrance Hall
Door from communal hallway, cupboards, doors to;

Lounge
13' 11" x 11' 9" (4.24m x 3.58m)
Double glazed window to the front aspect, door to balcony, carpeted, TV point, radiator.

Kitchen
9' 7" x 8' (2.92m x 2.44m)
Double glazed window to the rear aspect, wall and base cupboard units, work surfaces, butler sink, built in electric oven and hob, cookerhood above, plumbing for washing machine, space for fridge/freezer, central heating boiler.

Bedroom One
11' 11" x 11' 11" (3.63m x 3.63m)
Double glazed window to the front aspect, carpeted, TV point, radiator.

Bedroom Two
12' x 9' (3.66m x 2.74m)
Double glazed window to the rear aspect, carpeted, radiator.

Bedroom Three
8' 8" x 5' 3" (2.64m x 1.60m)
Double glazed window to the rear aspect, radiator, carpeted.

Bathroom
Double glazed window to the rear aspect, bath with mixer taps and shower attachment, w/c, wash hand basin, radiator, tiled flooring.









Located in the popular area of Weston, this spacious and modern three bedroom flat is presented in excellent condition throughout and would make an ideal purchase for first-time buyers.

The accommodation features a bright and welcoming lounge, beautifully presented and offering direct access to a private balcony. The property further benefits from a brand-new fitted kitchen, finished to a high standard and providing ample storage and workspace, along with the added peace of mind of a newly installed boiler.

There are three good-sized bedrooms together with a stylish modern bathroom. Additionally, there is a convenient storage cupboard located on the ground floor at the rear of the building.

Externally, there is a useful outside shed, ideal for additional storage.

Conveniently situated close to local schools, green spaces and everyday amenities, a viewing is highly recommended!

Agents Note: 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.

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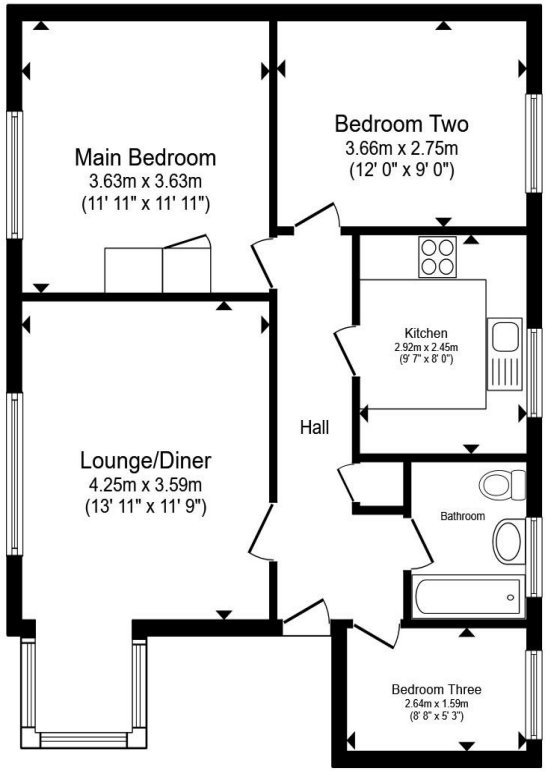
Winchfield Close, Southampton

- Three Bedroom Flat
- Modern Throughout
- Balcony
- New Kitchen & Boiler
- Outside Shed

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 58.00
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Total floor area 65.7 m² (707 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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The Property Ombudsman

Property Ref:
BIT113546 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

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