



5 Hickory Way, Hedge End, Southampton, SO30 0AW

Asking Price £295,000



Hickory Way | Hedge End
Southampton | SO30 0AW
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W&W are delighted to offer for sale this extremely well presented Bargate Homes 2023 built two double bedroom terraced home offered with no chain ahead. Internally, the property boasts two double bedrooms, impressively sized 27'1ft open plan kitchen/living/dining room, downstairs cloakroom, main bathroom & en-suite shower room to the main bedroom. Outside, the property benefits from a rear landscaped garden & parking to the front for two vehicles.

Hickory Way is a newly built sought-after residential cul-de-sac in Hedge End, known for its quiet setting. The property is conveniently positioned close to local shops, well-regarded schools and transport links, including Hedge End train station and the M27 motorway, providing easy access to Southampton, Portsmouth and beyond. Hedge End Retail Park is also nearby, offering a wide range of supermarkets, dining options and leisure facilities.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Extremely well presented two double bedroom terraced home offered with no chain ahead

Bargate 2023 built; remainder of the NHBC guarantee

Impressively sized 27'1ft open plan kitchen/living/dining room with double doors opening out to the rear garden, utility cupboard providing space/plumbing for a washing machine & two additional storage cupboards

Modern kitchen with attractive wood effect worktops, matte cabinets & central island unit

Integrated appliances include oven, hob, fridge/freezer & dishwasher

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from en-suite

Modern en-suite shower room comprising three piece white suite with feature large profile shower cubicle tray & attractive wall/floor tiling

Guest bedroom benefitting from a large walk in storage cupboard

Modern main bathroom comprising three piece white suite & attractive wall/floor tiling

Landscaped rear garden laid to lawn, paved patio area perfect for alfresco dining & rear access

Parking to the front for two vehicles with outside power sockets

Two privately owned solar panels to the property

Estate management charge approx. £261.39 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

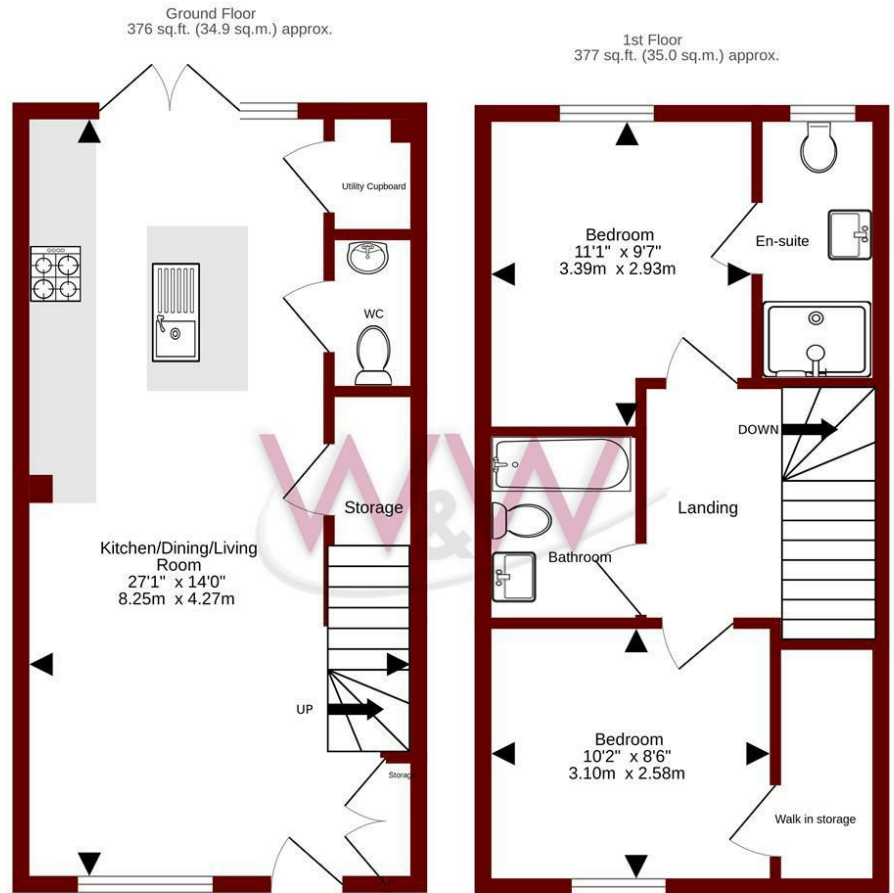
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA : 753 sq.ft. (69.9 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

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