



53 Woodstock Close, Hedge End, Southampton, SO30 0NG

Asking Price £300,000



Woodstock Close | Hedge End  
Southampton | SO30 0NG  
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W&W are pleased to offer for sale this well presented three bedroom semi detached family home offered with no chain ahead. The property enjoys three bedrooms, lounge/dining room, kitchen, conservatory & modern re-fitted main bathroom. the property also benefits from a rear garden, garage & driveway parking for multiple vehicles.

Woodstock Close is a sought-after residential cul-de-sac in Hedge End, known for its quiet setting and community feel. 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.





Well presented three bedroom semi detached family home

Offered with no chain ahead

Kitchen enjoying built in oven/hob with space for additional appliances

Lounge/dining room with double doors opening into the conservatory

Conservatory with doors opening out to the rear garden

Main bedroom with wardrobes to remain

Two additional bedrooms

Modern re-fitted main bathroom comprising three piece suite with feature attractive marble effect wall tiling

Rear garden majority laid to lawn with decked terrace

Garage & driveway parking for multiple vehicles

### **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

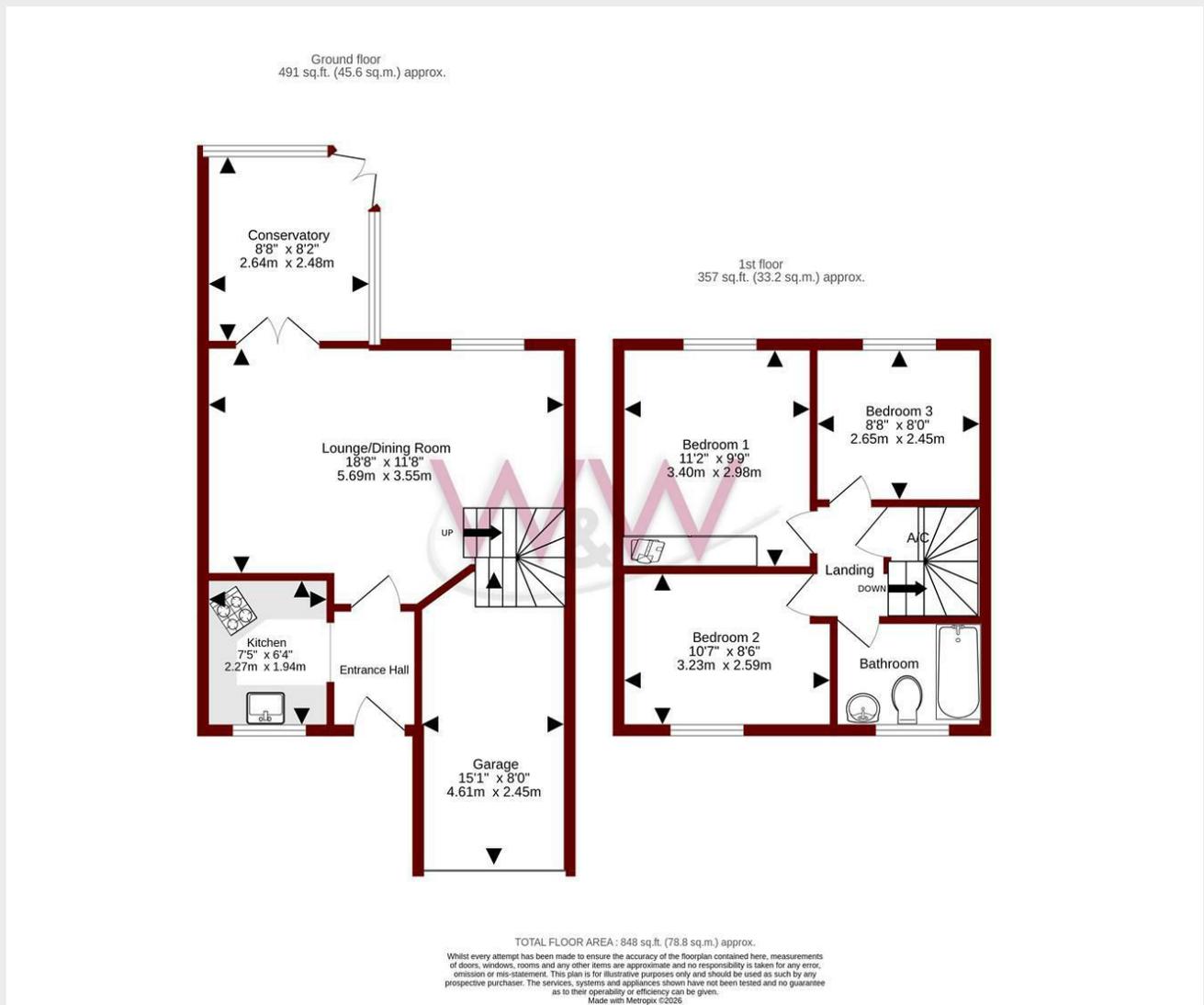
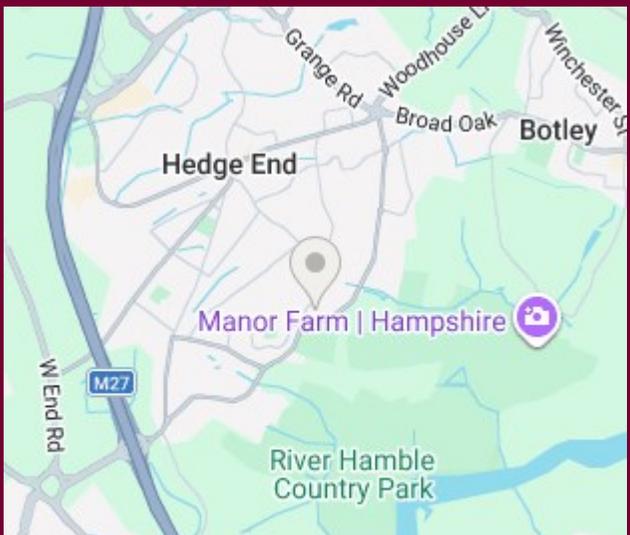
Please check here for potential broadband speeds -

<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/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 - B

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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