



2 bed semi-detached house to buy in SO30

Pretoria Road, Hedge End, Southampton, Hampshire, SO30 0BS

£225,000 Starting Bid

 x 2  x 1  x 2

Tenure

Freehold

On Street parking

Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ TWO DOUBLE BEDROOMS
- ✓ LOUNGE & DINING ROOM
- ✓ FIRST FLOOR SHOWER ROOM
- ✓ EPC Rating F

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: F
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

INTRODUCTION

Offered with no forward chain, this two double bedroom, character home offers spacious accommodation throughout, with the ground floor comprising a generous sized lounge, separate dining room and a fitted kitchen. On the first floor there are two, well-proportioned double bedrooms and a large shower room.

Outside, the property benefits from a rear garden measuring approximately 240ft in length.

Additional benefits include cavity wall insulation.

LOCATION

The property is conveniently situated close to local shops, schools and amenities including Hedge End's village centre and retail park, as well as the M27 motorway links.

GROUND FLOOR

The entrance hall has stairs to the first floor and doors through to both reception rooms. The lounge is a light and spacious room with a bay window to the front and a electric fireplace with fitted cupboards to either side.

The dining room is a dual aspect room with an understairs storage cupboard and an opening leading through to the kitchen which has been fitted with a range of wall and base units. There is a built-in oven with electric hob and extractor over, as well as space and plumbing for a washing machine. There is a storage area to the rear, a window to the side and a door leading out to the rear garden.

FIRST FLOOR

The good-sized master bedroom faces the front of the property and has a built-in cupboard, whilst the second bedroom is also a double room and has a window to the rear. The large shower room comprises a wash hand basin, WC, shower cubicle, built-in cupboard and a window to the rear.

OUTSIDE

Side access leads round to the rear garden which has a storage shed adjoining the property, leaving the rest of the garden mainly laid to lawn with a range of mature trees and shrubs and extending to approximately 240ft in length. Part way down the garden there is a concrete air raid shelter.

ADDITIONAL INFORMATION

Some of the window panes have recently been replaced. There are electric radiators and the gas supply has been capped.

BROADBAND

Fibre to the cabinet broadband (part-fibre connection) is available with download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

SERVICES

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: Semi-detached house

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

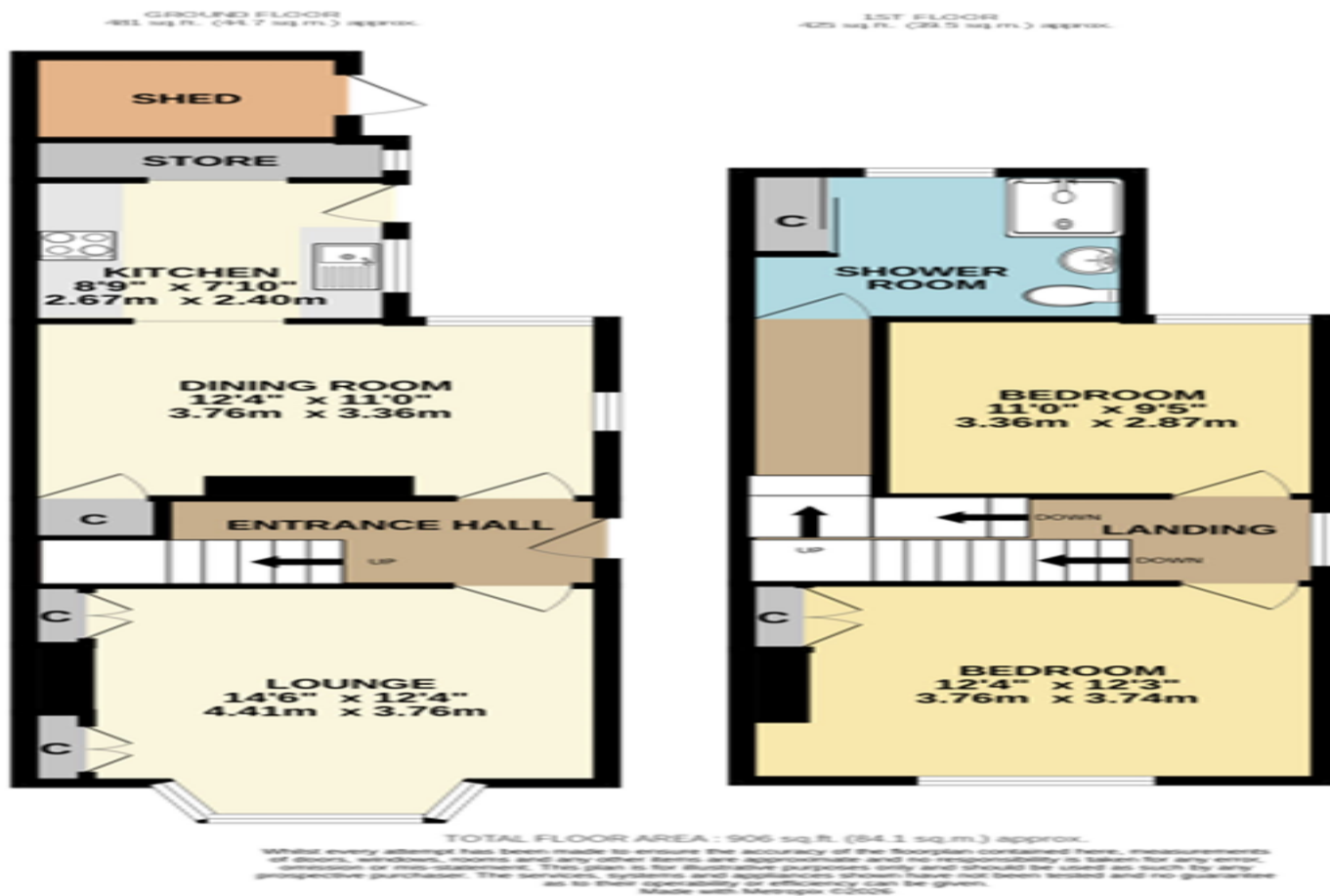
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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