

Bitterne
023 8042 2600



31 Barton Drive, Hedge End, Southampton, Hampshire, SO30 2FD

£325,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Barton Drive! Situated in one of Hedge End's most prime locations is this three-bedroom semi-detached family home. Constructed in the 1960's this solid build offers huge potential to cosmetically improve and would be the ideal project house. Boasting an impressive front approach, the property internally showcases an entrance hallway leading through to a FULL WIDTH LOUNGE DINER to the rear and separate kitchen to the front. There is an internal garage which lends itself to be converted into an additional reception room (subject to building regulations). The 1st floor hosts all three bedrooms and a renovated shower room with stylish marble effect PVC splashbacks. The rear garden is a "blank canvas" and is the perfect landscape haven for any green thumb.

SOLD WITH NO FORWARD CHAIN, the property further benefits off road parking, UPVC double-glazed windows and gas central heating!

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Approach:

Dropped kerb providing off-road parking, lawn to side, access into garage.

Entrance Hall:

Textured ceiling, double glazed window to side, stairs rising to first floor, door to:

Kitchen

12' 5" (3.78m) x 6' 10" (2.08m)::

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, sink and drainer inset, built-in oven and hob with extractor over, cupboard housing boiler.

Lounge/Diner

11' 11" (3.63m) reducing to 9'11" (3.02m) x 21' 8" (6.60m)::

Textured and coved ceiling, double glazed window to rear, sliding door to rear opening into garden, electric fire, radiator.

Landing:

Textured ceiling, hatch providing access to loft space, storage cupboard, doors to:

Master Bedroom

11' (3.35m) x 13' 1" (3.99m)::

Textured ceiling, double glazed window to rear, built-in drawers, radiator.

Bedroom Two

11' 7" (3.53m) x 11' 4" (3.45m)::

Textured ceiling, double glazed window to front, built-in wardrobe and cupboard, radiator.

Bedroom Three

10' 11" (3.33m) x 8' 3" (2.51m)::

Textured ceiling, double glazed window to rear, radiator.

Shower Room:

Smooth ceiling, double glazed obscured window to front, corner shower cubicle with mains fed shower and additional rainfall shower head, wash hand basin, WC, ladder towel rail.

Garden:

Fence enclosed rear garden, mainly laid to lawn.

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

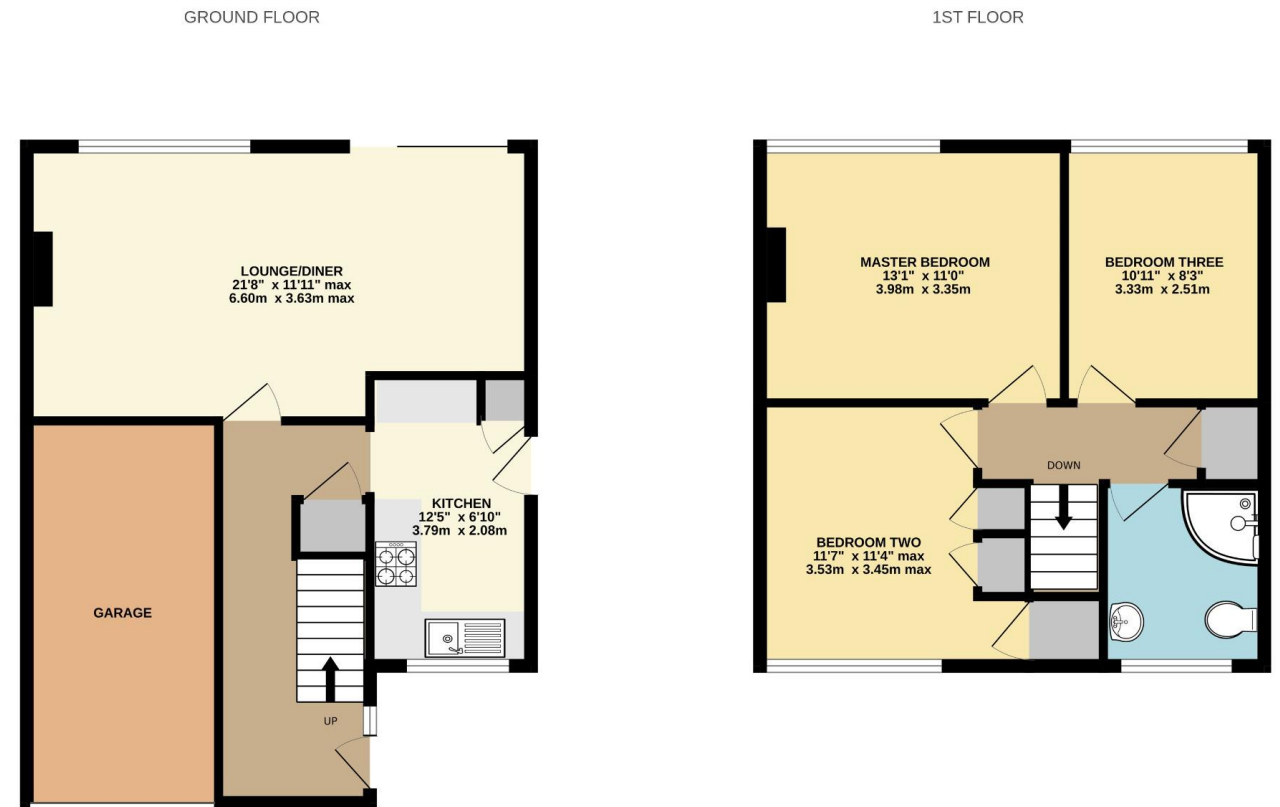
Band C

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.



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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Bitterne

249 Peartree Avenue
Bitterne
SO19 7RD

023 8042 2600

Shirley

391 Shirley Road
Shirley
SO15 3JD

023 8078 0787

Woolston

24 Portsmouth Road
Woolston
SO19 9AB

023 8039 3255

Auction Department

62 High Street
West End
SO30 3DT

023 8047 4274

Lettings & Block Management

2-4 New Road
Southampton
SO14 0AA

023 8071 0402

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