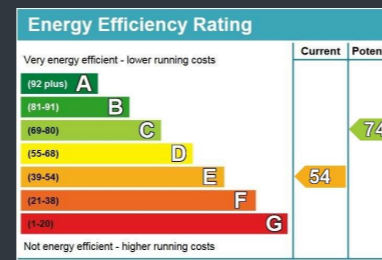




Total area: approx. 82.7 sq. metres (889.9 sq. feet)



32 High Street, West End

Guide Price £299,950 Freehold

Southampton, Hampshire SO30 3DR

A spacious detached home in the centre of West End village within a stone's throw of the High Street. 3 bedrooms, bathroom, large living room with fireplace, excellent sized kitchen/dining room and private garden. The property has parking for 1-2 vehicles, as well as a garage/workshop (not accessible with a car).

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





## Overview

- SPACIOUS 3 BEDROOM HOME
- QUIET, PRIVATE LOCATION
- JUST OFF WEST END HIGH STREET
- SITTING ROOM WITH FIREPLACE
- LARGE KITCHEN/DINING ROOM
- PARKING FOR 2 VEHICLES
- PRIVATE REAR GARDEN



A spacious and light detached home, with potential for improvement located just off the High Street in the centre of West End Village. Just one minute's walk from Asda, this is a highly convenient situation, yet the property enjoys superb privacy.

The accommodation includes downstairs, a large kitchen/breakfast room with modern fitted units and plenty of space for a dining table, sitting room with fireplace and double doors to the garden. Upstairs, bedroom one is of a very good size with two further bedrooms and a family bathroom.

Outside, the rear garden is laid to lawn with a patio area and there is a garage/workshop. The property is accessed via a locked gate off the High Street providing security and privacy.

### Council Tax Band - D

### Agents Note- Draft Copy of particulars

#### Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.