



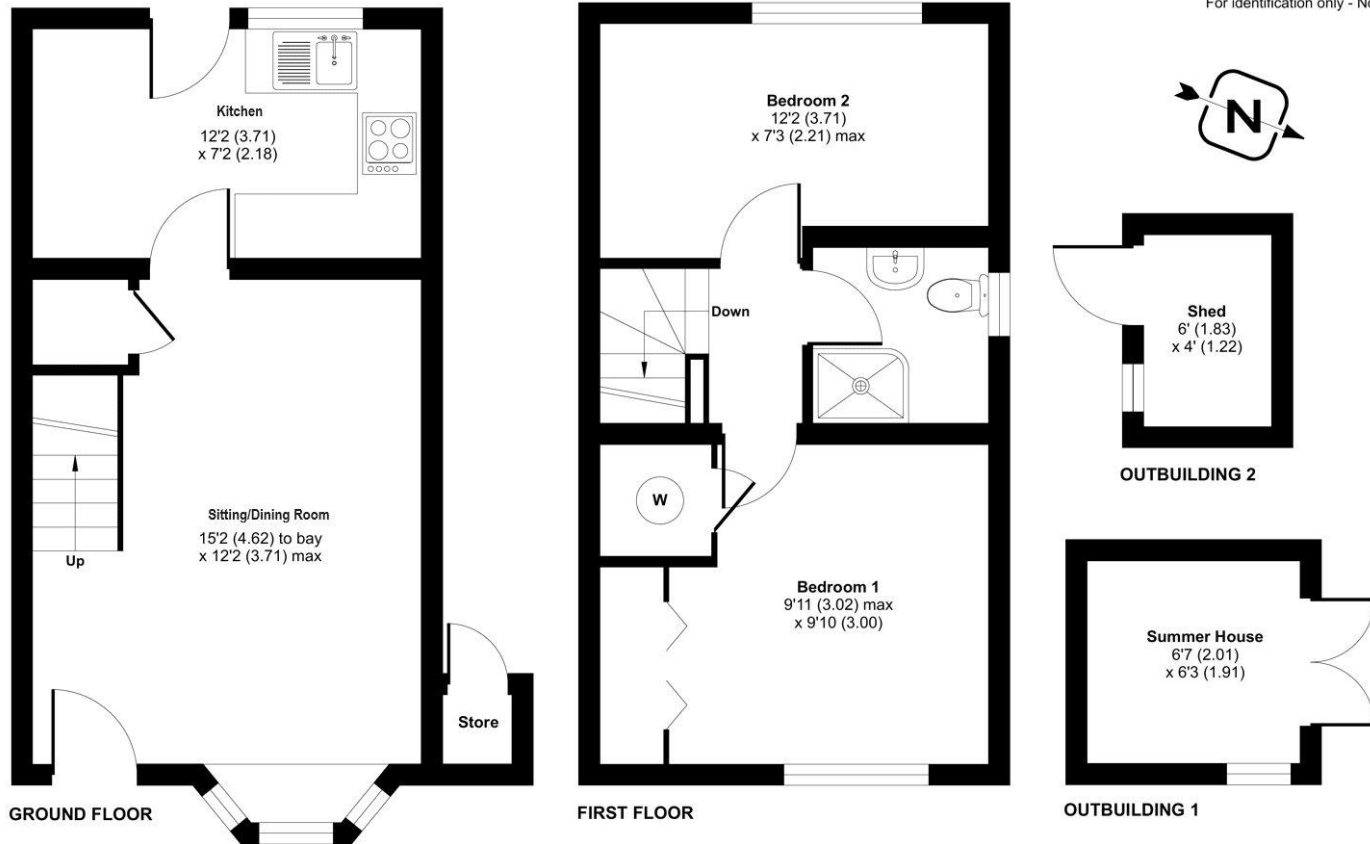
Adur Close, West End, Southampton, Hampshire, SO18 3NH



ACCOMMODATION

A fantastic house located in Chartwell Green, West End that would make a wonderful home for first time buyers or as a buy to let investment. Upon entry, you are greeted by the bright and airy sitting/dining room that leads you straight through to the kitchen at the rear, offering plenty of worktop space and storage and a door providing access to the private and low maintenance west facing garden, perfect for al fresco dining and entertaining. Upstairs there are two double bedrooms, the principal bedroom benefitting from built in wardrobes and both are served by the main family shower room. Externally there are 2 dedicated car parking spaces adjacent to the rear garden, ideal for electric charging. The property is offered to the market with the benefit of no onward chain.

Approximate Area = 570 sq ft / 53 sq m
 Outbuildings = 71 sq ft / 6.6 sq m
 Total = 641 sq ft / 59.5 sq m
 For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1071165



SITUATION

West End is conveniently situated on the outskirts of Southampton. There are a wide range of amenities and facilities in West End village centre that include shops, banks and public houses. Other benefits include sought after schools, a leisure centre and a number of superstores within a short drive. Easy access is also available to the M27, M3 and railway network. Eastleigh town is only a 10 minute drive away with its variety of shops, restaurants, sports facilities and a new cinema and bowling complex. The area enjoys excellent transport links via the M27, M3 and railway networks. The nearby Itchen Valley Country Park, with its 440 acres of Green Flag awarded water meadows and woodland is ideal for those who appreciate the outdoors, while the picturesque villages of Hamble, Bursledon, Swanwick and Warsash all offer inviting bars, cafes and restaurants.



SPECIFICATION

- Parking for two vehicles
- No forward chain
- West facing garden
- End of terraced house
- Great first time buyer or investment opportunity
- Close to local amenities

LOCAL AUTHORITY

Southampton City Council
Council Tax Band B

GUIDE PRICE

Asking Price £260,000

TENURE

Freehold