



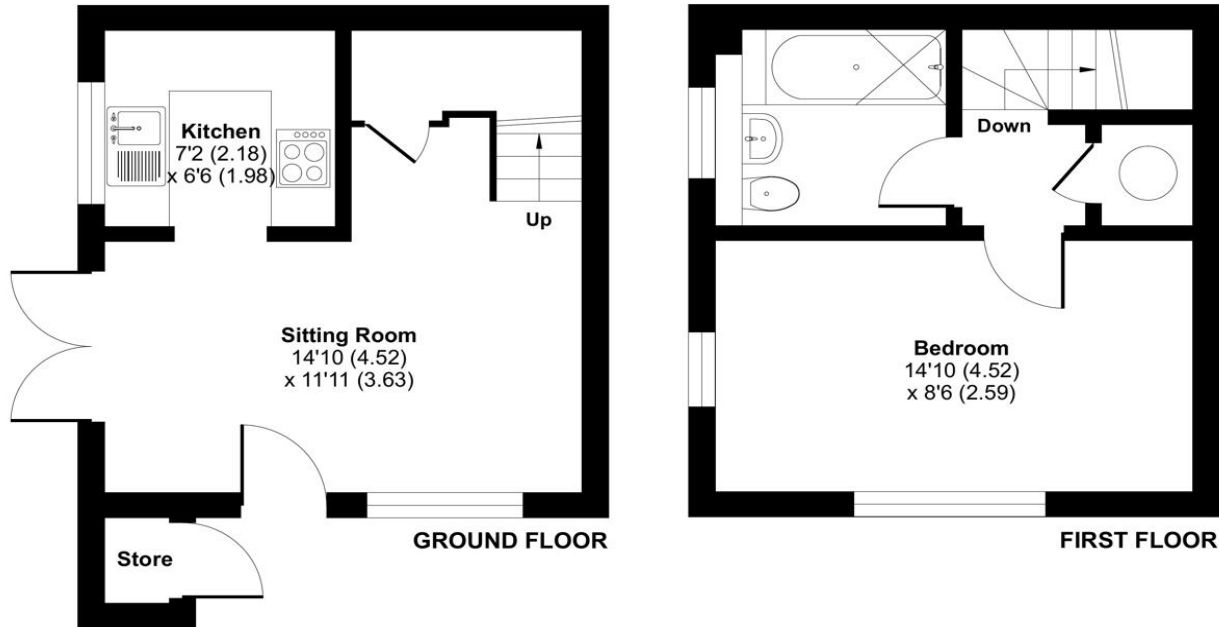


## ACCOMMODATION

This well-presented one-bedroom house is set in a great location and comes with its own private garden space and two allocated off-road parking spaces. The accommodation comprises an open plan living space with double doors leading out to the garden and a separate modern fitted kitchen. The ground floor benefits from understairs storage. A staircase from the living room leads to the landing, a double-size bedroom with plenty of space for additional storage, and a modern bathroom suite. Outside the house enjoys its own garden space, with a lawn and patio to the front, and a private fenced area to the side. The property also benefits from being offered with no forward chain. A wonderful feature of the home is its position; tucked away in the corner of Martley Gardens the home sides onto a small woodland area. The property sits in an excellent location in Grange Park, close to Hedge End Station and within a short walk of the retail parks.



Approximate Area = 454 sq ft / 42.1 sq m  
 Store = 6 sq ft / 0.5 sq m  
 Total = 460 sq ft / 42.6 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	57	
(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: 1076746



## SITUATION

Hedge End, and in particular Grange Park, is a desirable residential location, benefitting from excellent schooling for all ages, transport links, and superstore shopping facilities. The property falls within walking distance of Hedge End's train station which offers direct access to London Waterloo in 1 hour 34 minutes. Leisure facilities are provided by David Lloyd and Itchen Valley Country Park whilst Manor Farm Country Park enjoys walks along the River Hamble. The retail park offers superb "out of town" shopping and the nearby Ageas Bowl is the home of Hampshire cricket hosting international matches and live music events. The yachting havens of Hamble and Bursledon are a short drive away and easy access is also available to the M27 and M3.



**SPECIFICATION**

- Excellent one-bedroom house
- Private garden
- Two allocated off-road parking spaces
- Well-presented accommodation
- Living room
- Separate kitchen
- Great location close to Hedge End Station
- No forward chain

**LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band: B

**ASKING PRICE**

£220,000

**TENURE**

Freehold