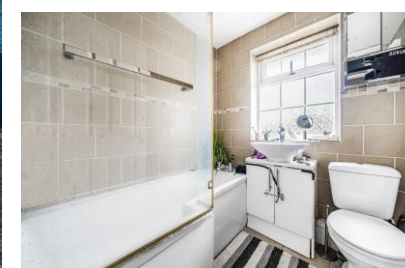
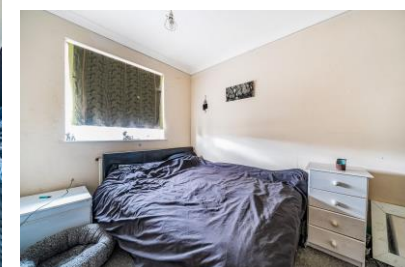




Atlantic Park View, West End, Southampton, Hampshire, SO18 3RQ





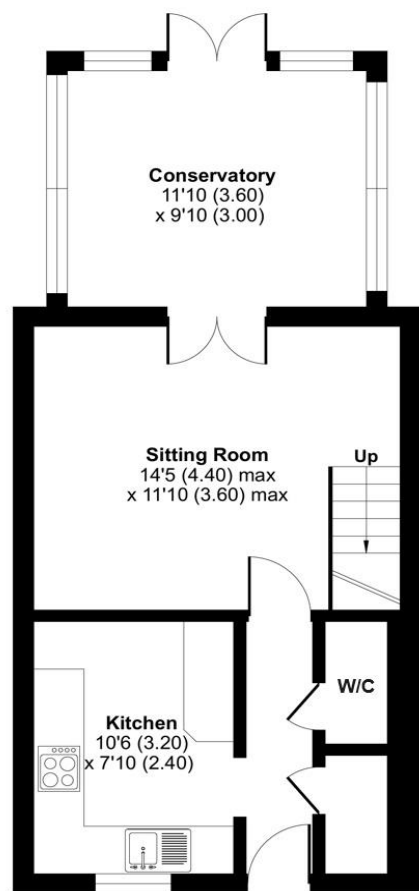
## ACCOMMODATION

This home is located within central Chartwell Green, West End and would make a wonderful home for first-time buyers or a buy-to-let investor alike. Upon entry, you are greeted by the entrance hallway leading you to the kitchen offering plenty of worktop space and storage. The separate living/dining room is the perfect place to retreat to with French sliding doors to the conservatory. The low maintenance south easterly facing garden presents an artificial lawn and a small area, perfect for al fresco dining and entertaining all family and friends. Upstairs there are two double bedrooms, both served by the main family bathroom with a shower over the bath. Externally there is one dedicated car parking space positioned to the front of the home. The property is offered to the market with the benefit of no onward chain.

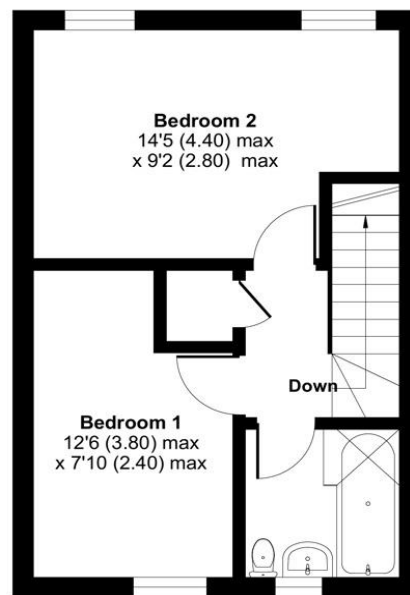


Approximate Area = 784 sq ft / 72.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C	73	
(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: 1106503



## SITUATION

West End is conveniently situated on the outskirts of Southampton and close to the areas of Hedge End and Botley. There is a wide range of amenities and facilities in West End village centre that include shops, a supermarket, a doctor's surgery and a post office. Other benefits include sought-after schools, a gym and fitness centre and several superstores within a short drive. Easy access is also available to the M27, M3 and railway network.





#### **SPECIFICATION**

- Two-bedroom terraced house
- No forward chain
- Conservatory
- Allocated parking for one car
- Centrally positioned in Chartwell Green
- Great opportunity for first time buyers or Investors

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band: B

#### **ASKING PRICE**

£250,000

#### **TENURE**

Freehold