

ON HOLD



Hackworth Gardens, Hedge End

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £270,000



Hackworth Gardens, Hedge End

2 Bedrooms, 1 Bathroom

Asking Price Of £270,000

- 2 Bedroom property
- First time buyer or Investor
- Cloakroom
- Patio doors leading to garden
- 2 Allocated parking spaces



This neutrally decorated two-bedroom terraced house is ****for sale**** in the popular Hedge End area of Southampton, offering an appealing opportunity for first-time buyers, investors and families.

The property includes one reception room with views over, and direct access to, the garden, providing a pleasant outlook and useful indoor-outdoor flow. There are two bedrooms: a master bedroom with built-in wardrobes and a further double bedroom, offering practical sleeping and storage space. The home also benefits from an EPC rating of D and falls within Council Tax Band C. Externally, the property features a garden and the convenience of parking.

Hedge End is well regarded for its nearby schools and local amenities, including supermarkets, independent shops and cafés in and around Hedge End village centre. There are several walking routes and green spaces in the vicinity, making it suitable for those who value outdoor recreation.

Transport links are strong. Hedge End railway station provides services making it a viable option for commuters. Road access is convenient, with connections towards the M27 giving routes to Southampton, Portsmouth and surrounding business parks and retail parks.

Overall, this two-bedroom terraced house for sale combines practical accommodation, garden and parking with a location that offers schools, amenities and accessible transport, making it suitable for a range of buyers.



PORCH

access.

HALLWAY

ALLOCATED PARKING TO THE FRONT OF THE PROPERTY AND OPPOSITE - DESIGNATED WITH HOUSE NUMBER

CLOAKROOM

KITCHEN 10'2" x 5'11"

TENURE Freehold

SITTING ROOM 16'10" x 12' 4 "

ENERGY PERFORMANCE RATE D

LANDING loft access

BEDROOM 1 10'5" x 8'1"

BEDROOM 2 12'4" x 7'11"

BATHROOM

GARDENS TO THE FRONT small lawn area and pathway to front door.

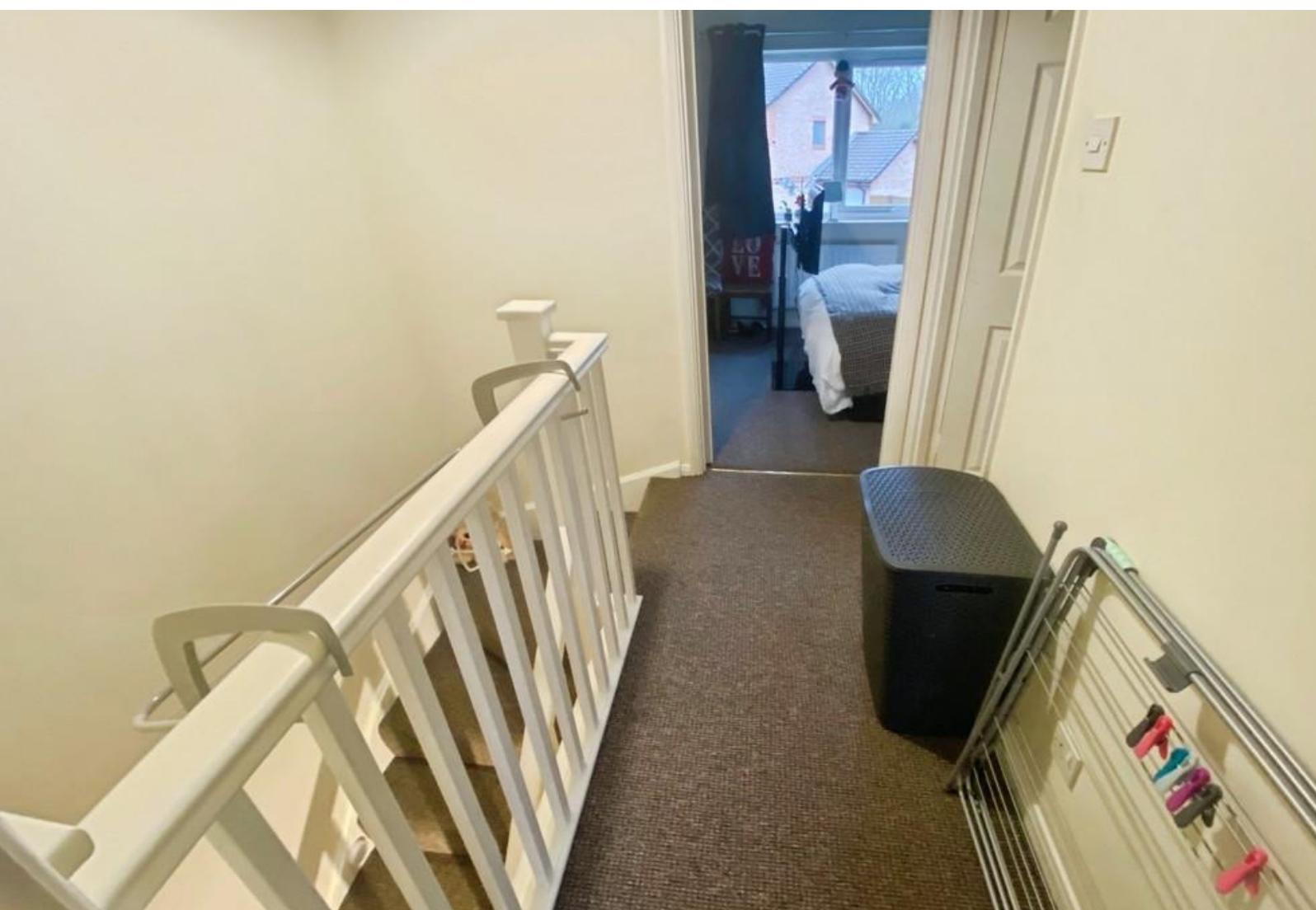
TO THE REAR laid to lawn with garden shed, rear

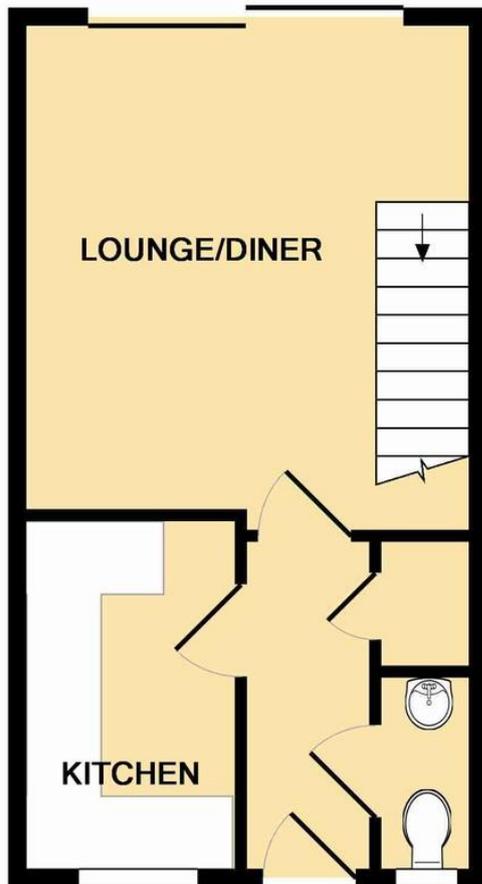




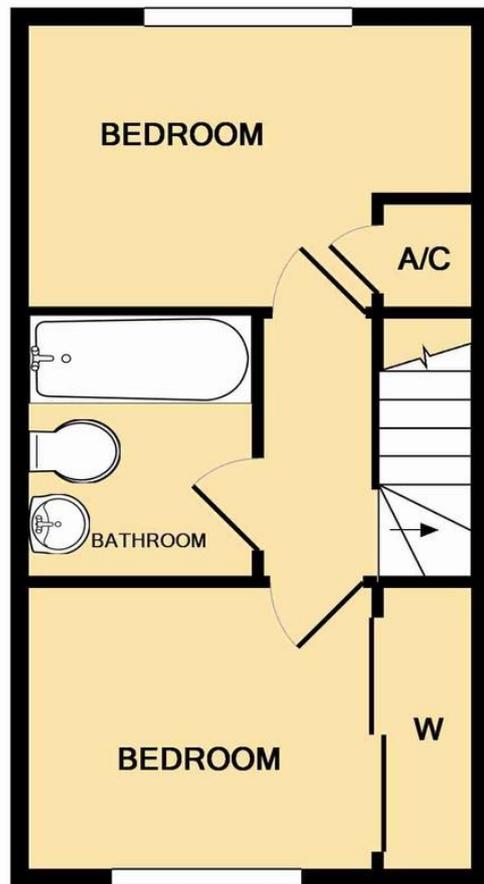
Energy Efficiency Rating		Current	Potential
Not energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
45-54	E		
35-44	F		
2-34	G	67	73
Not energy efficient - higher running costs			

Environmental (CO ₂) Impact Rating		Current	Potential
Not environmentally friendly - lower CO ₂ emissions			
90-100	A		
80-89	B		
70-79	C		
60-69	D		
50-59	E		
40-49	F		
30-39	G	67	75
Not environmentally friendly - higher CO ₂ emissions			





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2011

Martin & Co Southampton City
 46 London Road • Southampton • SO15 2AH
 T: 02380 988881 • E: southamptoncity@martinco.com

02380 988881
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

