





Hinkler Road, Southampton SO19 6GE

fox & sons

welcome to

Hinkler Road, Southampton

* TWO BEDROOM TERRACED HOME * LOUNGE/DINER * KITCHEN/BREAKFAST ROOM * MODERN BATHROOM * FRONT & REAR GARDENS * DRIVEWAY * SHARED OWNERSHIP AVAILABLE TO STAIRCASE TO 100% OWNERSHIP *

Front Garden
Laid to lawn, access to the property, driveway.

Entrance Hall
Access to all rooms, stairs to first floor landing.

Lounge/Diner
16' 8" x 10' 6" (5.08m x 3.20m)
Laminate flooring, patio doors to the rear aspect, window to the front aspect.

Kitchen
12' 9" x 12' (3.89m x 3.66m)
Wall and base cupboard units, cooker, space for white goods under counter, work surfaces, laminate flooring, window and door to the rear aspect.

Landing
Access to all rooms.

Bedroom One
16' 9" x 10' 6" (5.11m x 3.20m)
Windows to the rear and front aspect, built in wardrobes, wood flooring.

Bedroom Two
11' 10" x 8' 11" (3.61m x 2.72m)
Window to the front aspect, carpets.

Bathroom
Bath, w/c, wash hand basin, partially tiled walls, tiled flooring.

Rear Garden
Lawn and patio areas.









A well-presented two-bedroom mid-terrace family home, ideal for first-time buyers or those looking to downsize. The accommodation comprises a spacious lounge/diner, modern kitchen/breakfast room, two good-size bedrooms and a stylish family bathroom. Available as a shared ownership opportunity to staircase to 100% ownership.

Outside, the property benefits from front and rear gardens, along with a private driveway providing off-road parking. An early viewing is recommended to appreciate all this home has to offer.

Agents Note: Abri Housing Association have advised that they would be prepared to staircase a purchase transaction to enable 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors's 50% share plus the remaining 50% share of the property from Abri Housing Association. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

view this property online fox-and-sons.co.uk/Property/BIT111773

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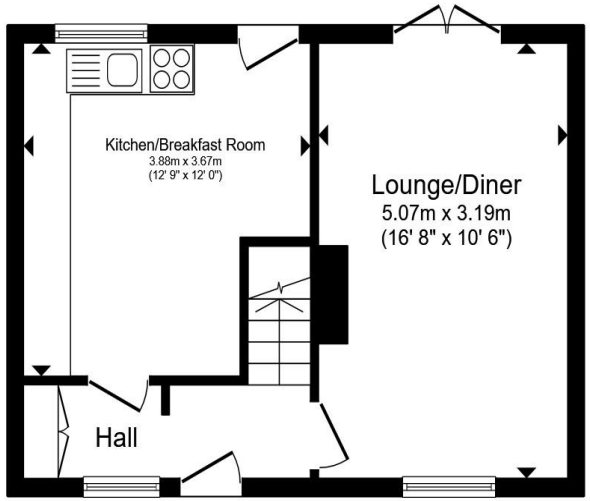
Hinkler Road, Southampton

- Terraced House
- Two Bedrooms
- Kitchen/Breakfast Room
- Lounge/Diner
- Modern Bathroom

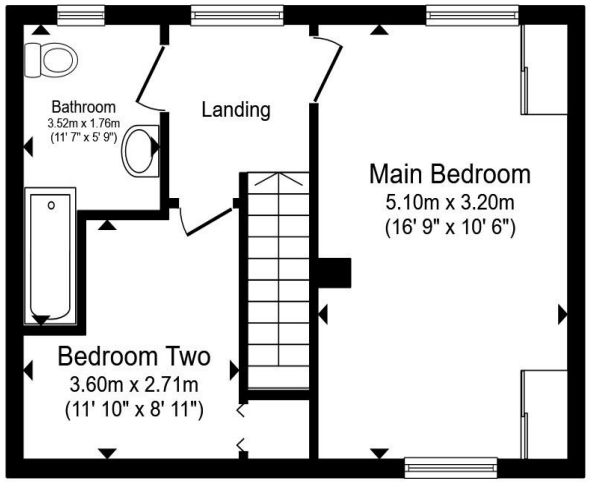
Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£220,000



Ground Floor



First Floor

Total floor area 70.6 m² (760 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
BIT111773 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

023 8044 6724

Bitterne@fox-and-sons.co.uk

390c Bitterne Road, Bitterne, SOUTHAMPTON, Hampshire, SO18 5RS

fox-and-sons.co.uk

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