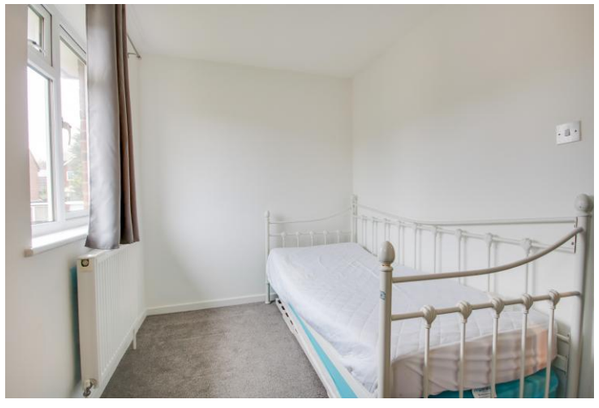




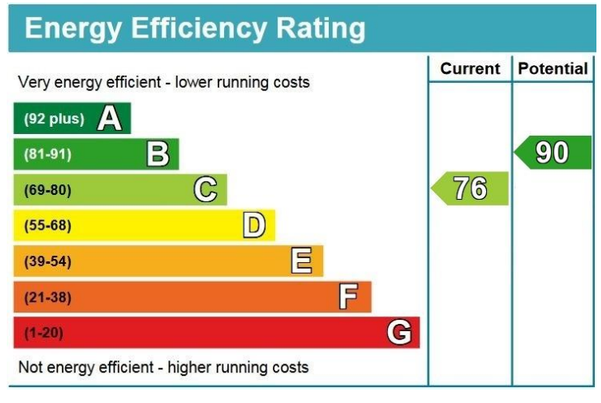












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Bitterne
023 8042 2600



2 Coachmans Copse, Townhill Park, Southampton, Hampshire, SO18 2RQ

Offers Over £225,000 Freehold

OFFERS OVER £225,000! Welcome to Coachmans Copse! This impressive two-bedroom terraced home is one not to be missed! Located within a popular CUL-DE-SAC LOCATION within Townhill Park this property would make the perfect starter home, downsize or investment. This blank canvas is ready for you to "make your mark! Step inside into the main entrance hallway, veering off to a separate kitchen at the front aspect with an integral oven and allocated space for freestanding appliances. The lounge diner is located at the rear and neutrally decorated with external leading to the rear garden. Upstairs showcases two spacious bedrooms and a recently renovated bathroom. Externally, the property boasts low-maintenance front and rear gardens, with rear access leading to a garage. Further benefits include, gas central heating and UPVC double-glazed windows!

2 Coachmans Copse, Townhill Park, Southampton, Hampshire, SO18 2RQ

Offers Over £225,000 Freehold

Approach
Pathway to front door.

Hallway
Textured ceiling, stairs rising to first floor, opening to:

Kitchen
Smooth ceiling, double glazed window to front, range of wall, base and drawer units with work surface over, bowl and a half sink and drainer inset, built in and gas hob with extractor fan over, space for fridge/freezer and washing machine, tiled splash backs.

Lounge/Diner
12' 9" (3.89m) x 12' 6" (3.81m)::
Smooth ceiling, double glazed window to rear, double glazed door to rear leading into garden, radiator.

Landing
Textured ceiling, loft hatch, door to:

Master Bedroom
12' 8" (3.86m) x 9' 6" (2.90m)::
Textured ceiling, double glazed window to rear, radiator.

Bedroom Two
12' 8" (3.86m) x 6' 10" (2.08m)::
Textured ceiling, double glazed windows to front, built in cupboard, radiator.

Bathroom
Smooth ceiling, panel enclosed bath with electric shower over, WC, wash hand basin, tiling to applicable areas, radiator.

Garden
Fence enclosed garden, mainly laid to lawn, patio seating area, rear pedestrian access.

Garage
Up and over door.

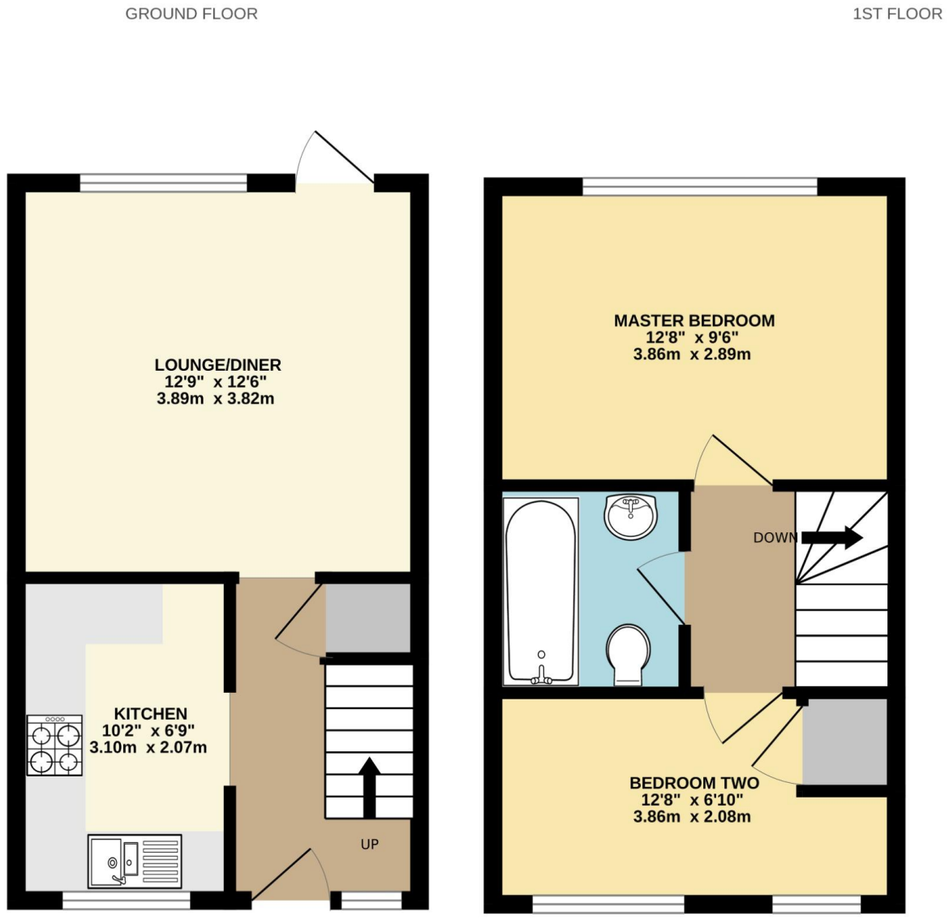
Services
Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band
Band B

Sellers Position
No Forward Chain

Offer Check Procedure
If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

Property Reference
FP100/2710226/OM



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Shirley
SO15 3JD
023 8078 0787

Woolston
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Woolston
SO19 9AB
023 8039 3255

Auction Department
62 High Street
West End
SO30 3DT
023 8047 4274

Lettings & Block Management
2-4 New Road
Southampton
SO14 0AA
023 8071 0402

Do you need an Energy Performance Certificate?
Field Palmer are able to offer EPC services across Hampshire and the south of England.

We can offer mortgage advice
Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.

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