

20 Minchin Acres, Hedge End, SO30 2BJ

Offers in excess of £375,000

WHITE & GUARD

20 Minchin Acres

Hedge End, Southampton

INTRODUCTION

Enjoying pleasant views to the front across Dowds' Farm Park, this three double bedroom, end terraced town house is presented in good order throughout and benefits from a southerly facing rear garden and parking for two cars.

The ground floor comprises a WC, study and a wonderful, 22ft, open plan kitchen/diner/family room with French doors to the rear garden.

On the first floor there is a spacious lounge with a Juliet balcony and a master bedroom with an en-suite shower room.

On the top floor there are two further, good-sized double bedrooms and a modern family bathroom.

Additional benefits include an EV charger and solar panels.

LOCATION

The property is situated in a cul-de-sac position in a sought-after location in Hedge End, opposite Dowd's Farm Park. Wellstead Primary School and Hedge End's train are within walking distance, with further shops, reputable schools and amenities, including the M27 motorway links, being only minutes away.

- FREEHOLD
- EPC ORDERED
- EASTLEIGH COUNCIL BAND C













GROUND FLOOR

The entrance hall has stairs to the first floor and doors through to all ground floor rooms, including the useful study which faces the front of the property.

The impressive, kitchen/diner/family room has a built-in storage cupboard to one side and has been fitted with a modern range of wall and base units with a built-in oven and gas hob with extractor over and appliance space for a free-standing fridge/freezer, dishwasher and washing machine. French doors from the dining/family area lead out to the rear garden.

FIRST FLOOR

The well-proportioned lounge features a Juliet balcony to the front enjoying views across Dowd's Farm Park, whilst the master bedroom has two windows to the rear and a modern en-suite comprising a shower cubicle, wash hand basin, WC and a window to the side.

SECOND FLOOR

On the top floor there are two, good-sized double bedrooms and a modern bathroom with a panel enclosed bath with shower over, wash hand basin, WC and a window to the side.

OUTSIDE

To the front there is off road parking for one car, with a second parking space located to the rear.

The landscaped rear garden enjoys a southerly aspect and has been laid to paving with raised, planted borders, a storage shed and gated, rear pedestrian access leading through to the additional parking space.

ADDITIONAL INFORMATION

There is an estate charge of £295 per annum, reviewed annually in January.

BROADBAND

Full fibre broadband is available with download speeds of up to 1600 Mbps and upload speeds of up to 115 Mbps. Information has been provided by the Openreach website.

SERVICES

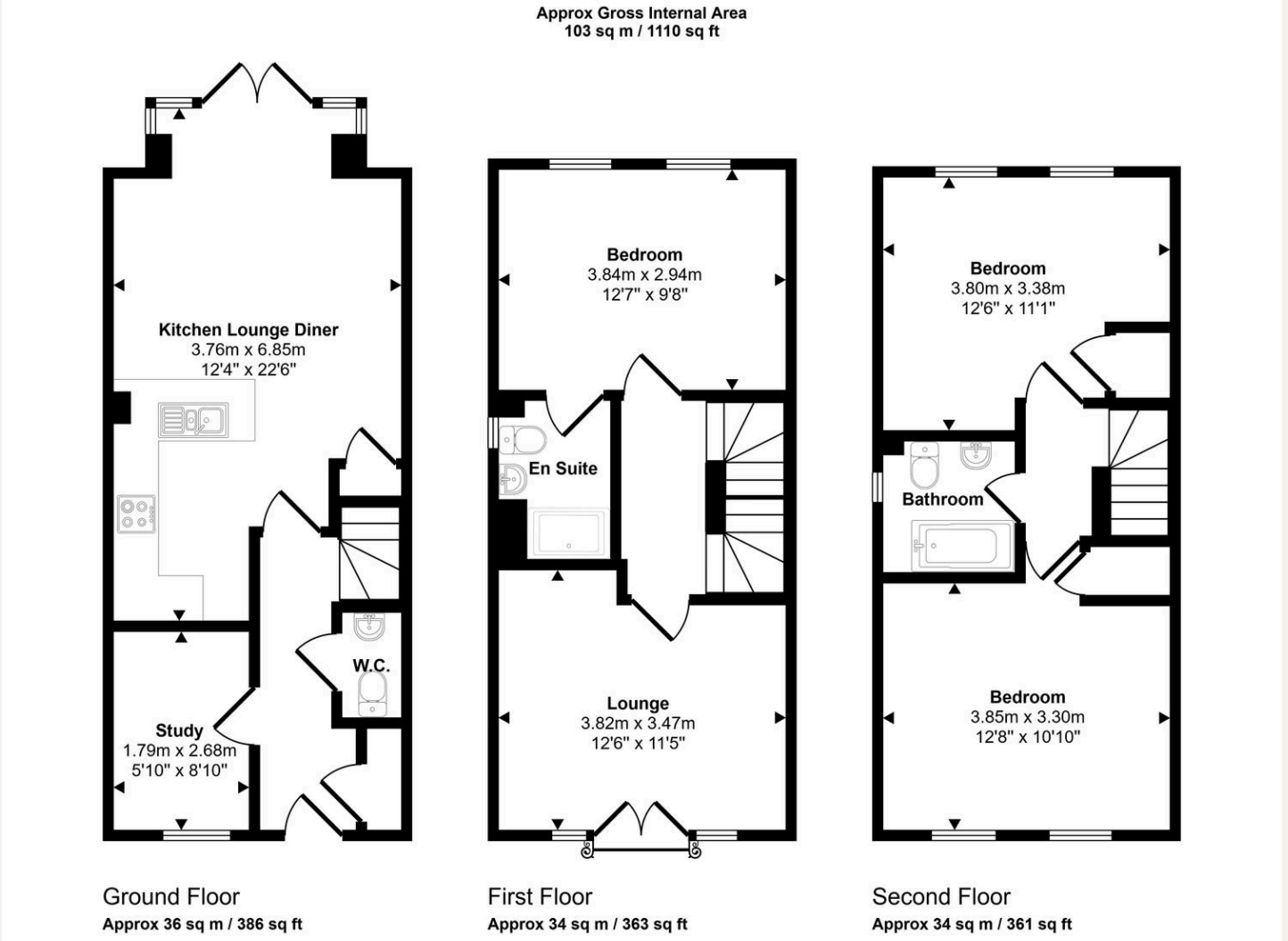
Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

T: 01489 779030
13 St Johns Centre, Hedge End,
Southampton, Hampshire, SO30 4QU
E: hedgeend@whiteandguard.com
W: whiteandguard.com

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

DISCLAIMER
These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.