



**Hinkler Road, Southampton SO19 6DH**

**welcome to**

## **Hinkler Road, Southampton**

\* TWO BEDROOM END OF TERRACE HOUSE \* BEAUTIFULLY PRESENTED THROUGHOUT \* CONSERVATORY \* MODERN KITCHEN \* FRONT & REAR GARDENS \* GREAT FAMILY HOME \* CLOSE TO LOCAL AMENITIES \*

### **Entrance Porch**

Double glazed window to the front and side aspect, storage, door to main property.

### **Entrance Hall**

Access to all rooms, stairs to first floor, gas radiator, storage cupboard.

### **Lounge**

Double glazed windows to the front and rear aspect, carpeted, two gas radiators.

### **Kitchen**

Wall and base cupboard units, double glazed windows to the side and rear aspect, electric oven, hob, overhead extractor fan, freestanding America fridge/freezer, breakfast bar with sitting area, stainless steel sink and drainer.

### **Conservatory**

Double glazed windows to the side and rear aspect, access to garden.

### **Landing**

Access to all rooms, carpeted, double glazed window to the rear aspect.

### **Bedroom One**

Double glazed windows to the front and rear aspect, built in storage, two gas radiators.

### **Bedroom Two**

Double glazed window to the rear aspect, gas radiator, carpeted, built in storage.

### **Bathroom**

Bath with overhead shower, low level w/c, wash hand basin, partially tiled walls, gas radiator, double glazed window to the rear aspect.

### **Rear Garden**

Enclosed rear garden, shrubbery borders, laid to lawn.





**This beautifully presented two-bedroom end of terrace home offers excellent access to local amenities and convenient links to the M27 for commuters. The property boasts a welcoming and well-maintained interior throughout.**

**The ground floor features a bright and spacious lounge and a delightful conservatory that provides additional living space. A modern, well-appointed kitchen completes the ground floor layout. Upstairs, there are two generously sized bedrooms along with a contemporary family bathroom, all presented to a high standard.**

**Externally, the property benefits from both front and rear gardens, which are attractively maintained and provide pleasant outdoor spaces.**

**An ideal home for first-time buyers, small families or investors, viewing is highly recommended to fully appreciate all that this property has to offer.**

**Agents Note: Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.**



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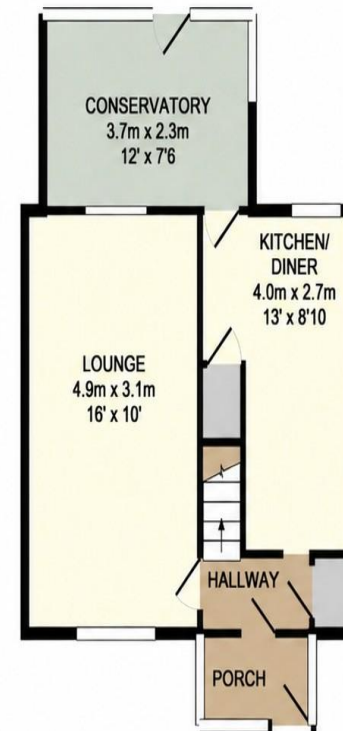
## Hinkler Road, Southampton

- End of Terrace House
- Two Bedrooms
- Beautifully Presented Throughout
- Front & Rear Gardens
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£230,000**



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](http://www.propertybox.io)



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