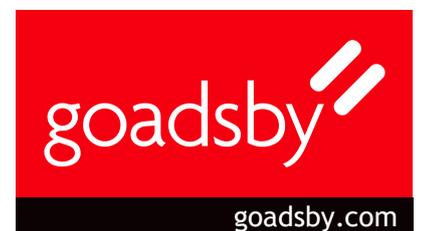




Hiltingbury

WELL LOVED AND SPACIOUS MAISONETTE IN HILTINGBURY
EPC Rating: Band D

£225,000 Leasehold





This sizeable maisonette offers accommodation spread over two floors. The front door opens in to an entrance hall with stairs leading to the first floor where a good size kitchen breakfast room offers ample cupboard and work surface as well as space for all essential appliances and a table and chairs. The living space is further complemented by the sitting room, which provides views over the tree tops of Hocombe nature reserve. On the second floor there are two bedrooms, one of which has been divided in two to create a study area. It could either be removed to create one large room, or tweaked to allow for a third bedroom. The bathroom is also located on this floor. The property offers a wealth of space and has been well loved by the current owner although it would now benefit from some modernisation. Further features of this home include a personal area within the gardens, a garage with parking to the front and double glazing and gas central heating.

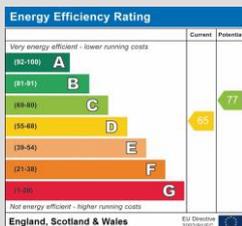


39 ASHDOWN CLOSE HILTINGBURY SO53 5QF

WELL LOVED AND SPACIOUS MAISONETTE

- Two Double Bedrooms
- Hiltingbury Infant and Junior and Thornden Secondary Catchment
 - Garage
- Near To Bus Routes

(ref: 830624)



The location is a great asset lying within easy reach of local shops including a Tesco express, post office, takeaway and hairdressers. There is a regular bus route offering access both in to Chandlers Ford and further away to Winchester and Southampton. Chandlers Ford town centre offers a wealth of amenities including Doctors Surgery, Library, Waitrose, Costa Coffee and many more shops and eateries. The property also benefits from both Hiltingbury infant and junior schools as well as the highly regarded Thornden Secondary School.



Sitting Room	4.85m (15'11) x 3.63m (11'11)
Kitchen/Breakfast Room	4.42m (14'6) x 3.86m (12'8)
Bedroom 1	3.63m (11'11) x 2.77m (9'1)
Study Area	3.63m (11'11) x 2.01m (6'7)
Bedroom 2	4.42m (14'6) x 3.15m (10'4)



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2017

Brochure prepared by Chris Pickard

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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