



Hiltingbury Road, Hiltingbury, Chandlers Ford, SO53 5NP

Jonathan Rees



A two bedroom maisonette in Hiltingbury with private garden,
near to local amenities and Thornden School Catchment.



£169,500

Ground Floor Maisonette
Two Bedrooms
Sitting Room
Kitchen
Bathroom
Private Front Garden
Long Lease
Thornden School Catchment



ENTRANCE HALLWAY Door to communal hallway leading to front door.

KITCHEN 7' 6" x 7' 6" (2.29m x 2.29m) A good range of wall mounted and base fitted units, electric hob and oven with extractor over, stainless steel sink with mixer tap, washing machine, upright fridge/freezer, window to front aspect.

SITTING ROOM 13' 7" x 10' 10" (4.14m x 3.3m) Electric fire in featured surround, electric storage heater, windows to rear aspect.

BEDROOM ONE 10' 11" x 9' 11" (3.33m x 3.02m)
Windows to front and side aspect, electric storage heater.

BEDROOM TWO 10' 11" x 9' 10" (3.33m x 3m)
Window to rear aspect, electric storage heater.

HALLWAY Doors to all rooms, airing cupboard housing hot water tank and slatted shelves.

BATHROOM A white suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with electric shower over, fully tiled walls, laminate flooring, obscure window to front aspect.

OUTSIDE To the front of the property the garden is laid to lawn with hedgerow, footpath leading to front door and side access. To the rear there is a small area which would be ideal for a patio and a single garage in a block.

LEASE/MAINTENANCE/GROUND RENT CHARGES

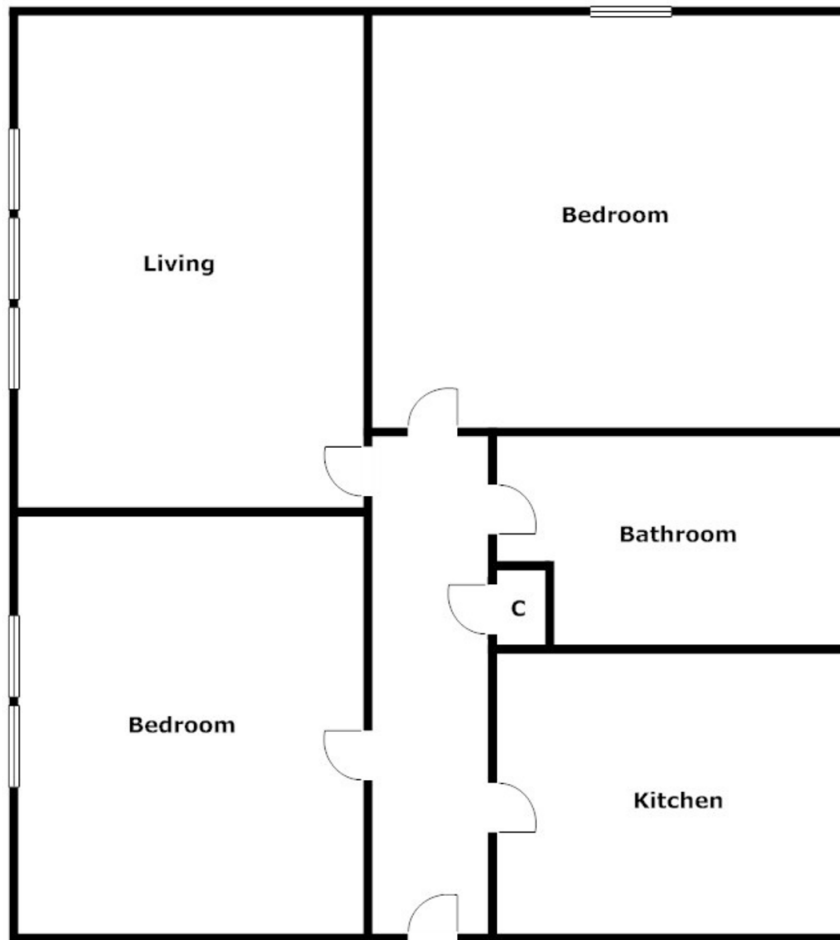
New Lease 125 Years

Ground Rent: £250 Per Annum

Maintenance: £500 Per Annum

(Please note: The above figures are a guide only. Due to a new lease being drawn up for the property these details must be verified by your solicitor).





Key Information

LOCAL AUTHORITY INFORMATION

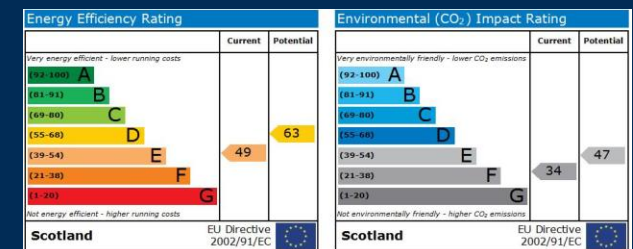
Eastleigh Borough Council
Tax Band 'A'

LOCAL SCHOOLS INFORMATION

Infant: Hiltingbury Infant School
Junior: Hiltingbury Junior School
Secondary: Thornden Secondary School

EPC RATING

E/49



IMPORTANT NOTICE

These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.

All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken.

Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.

Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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