



RICHMONDS

## 49 Midlands Estate, West End, Southampton, SO30 3AP

Guide Price £350,000

A 3 bedroom semi detached home with off road parking for up to six vehicles. The property is fortunate enough to be situated in West End and benefits from being close to local shops, schools and amenities, including the Ageas Bowl and the M27 motorway links.

The front door opens into the entrance hall which has stairs leading to the first floor and doors through to the lounge and dining room. The well-proportioned lounge has a window to the front and French doors opening out to the rear garden. The dining room has a window to the front is open to the kitchen which has a window to the rear and has been fitted with a range of wall and base units with cupboards and drawers under. There is a space for an oven and built in dishwasher. A door leads through to the utility room which has a door to the rear, appliance space for a washing machine and tumble dryer, as well as a door to the cloakroom.

On the first floor the master bedroom has a window to the front and a cupboard. Bedroom two also has a window to the front and built in cupboard, whilst the third bedroom has a fitted wardrobe and overlooks the rear garden. The modern bathroom has a panel enclosed bath with shower & screen over, wash hand basin with storage under and a WC with hidden cistern, vanity surface over and further storage.

To the front of the property there is well maintained front garden which is enclosed by metal fencing and access to the off road parking is via Church Hill. The rear garden has well stocked flower beds, a patio area, garden shed and lawned area.

### Other Information

Tenure: Freehold

Heating: Gas central heating

Windows: Double glazing

Energy Rating:

Sellers Position: Found a property with no chain

Local Authority: Eastleigh Borough Council

Council Tax Band C

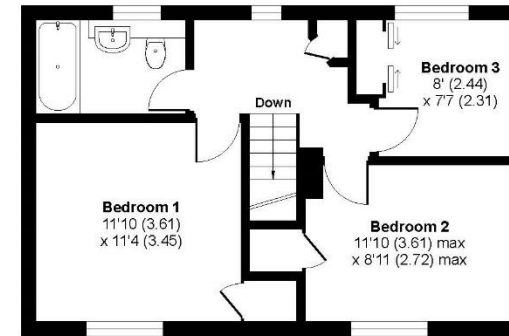




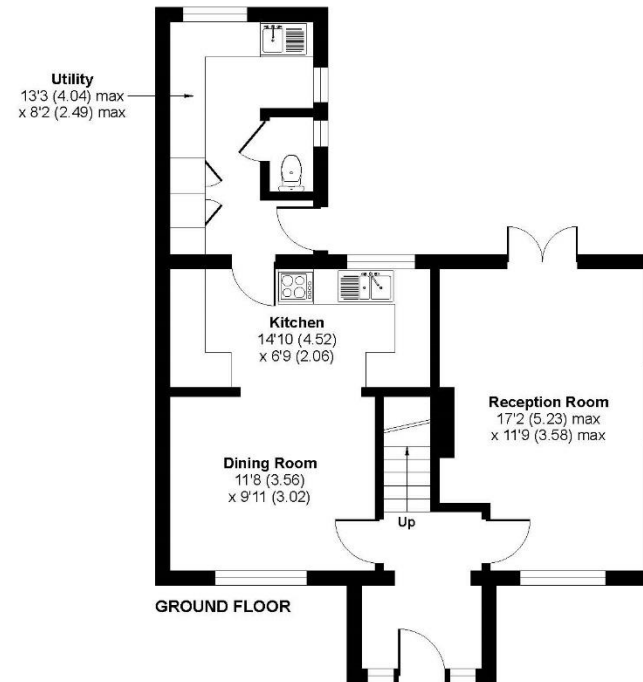
## Midlands Estate, Southampton, SO30

Approximate Area = 1083 sq ft / 100.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Richmonds Property Services Ltd. REF: 1018045

**Agents Note:** The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

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