



45 Hatch Mead, West End, Southampton, SO30 3NE

Asking Price £260,000

Stanford Estate Agents are delighted to offer for sale this immaculate, two double bedroom, end of terrace home, ideally situated in this highly sought after cul-de-sac in West End off Barbe Baker Avenue. This property offers spacious accommodation including a bright and airy living room, 14ft conservatory and a modern fitted kitchen and bathroom. Benefits include a private rear garden and off road parking. This property would make a perfect first time buy or rental investment. Internal viewings are strongly recommended to avoid disappointment.

Entrance Hall:
Stairs to first floor landing, radiator, under stairs cupboard, door to living room and kitchen

Council Tax Band: C
Local Primary School: Saint James Primary School
Secondary School: Deer Park/Wildern School
Sellers Position: Looking To Purchase A Property

Living Room: (13'0" x 11'8")
Double radiator, sliding doors to conservatory.

Conservatory: (14'11" x 11'8")
uPVC and double glazed construction, wood flooring, radiator, double glazed doors to rear aspect.

Kitchen: (13'3" x 10'6")
Double glazed window to front aspect, fitted with a range of modern wall and base level units with contrasting worksurfaces, electric hob and oven with extractor, space and plumbing for a washing machine and fridge/freezer, double radiator, part tiled walls.

First Floor Landing:
Doors to bedrooms and family bathroom, access to loft, double glazed window to side aspect.

Bedroom One: (12'1" x 11'7")
Double glazed window to rear aspect, double radiator, space for wardrobes.

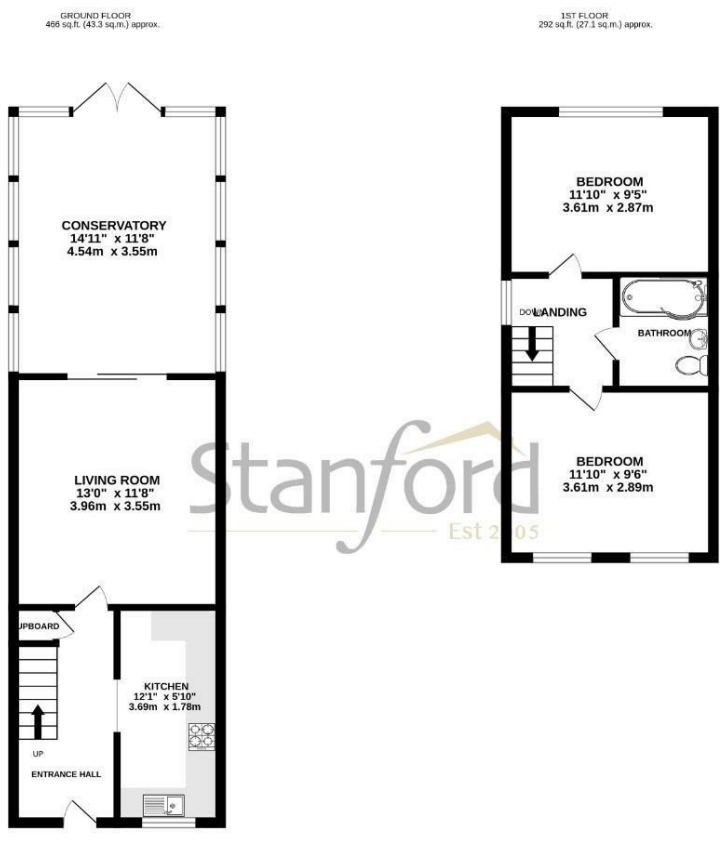
Bedroom Two: (12'1" x 10'7")
Double glazed windows to front aspect, double radiator, cupboard over stairs.

Family Bathroom:
Suite comprising panel enclosed bath with shower over, low level WC, wash hand basin, part tiled walls, double radiator.

Front:
Off road parking.

Rear Garden:
Secluded, laid to lawn and siding onto woodland, easily maintainable with raised decked and entertaining area, panel fence surround and side access.

Other Information:
Local Council: Eastleigh Borough Council



TOTAL FLOOR AREA: 758 sq ft (70.4 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

