



18 Paxton Close, Hedge End, Southampton, SO30 0PB

Guide Price £280,000

Stanford Estate Agents are delighted to offer for sale this lovely two bedroom terraced house, ideally situated in this highly sought after cul-de-sac location. This fantastic property offers spacious accommodation including a 20ft lounge/diner, fitted kitchen, modern family bathroom and a garage. This property would make a perfect first time buy or rental investment and internal viewings are strongly recommended to avoid disappointment.

Porch:
Lounge/Diner: (20'0 x 12'0)
Double glazed window to front aspect, wood laminate flooring, double radiator, stairs to first floor landing, door to kitchen.

Local Council: Eastleigh Borough Council
Council Tax Band: B
Local Primary School: Freegrounds Infant/Junior School
Secondary School: Wildern School/Deer Park School
Sellers Position: Looking to Purchase A Property

Kitchen: (12'0 x 8'8")
Double glazed window to rear aspect, fitted with a range of wall and base level units with rolled edge worksurfaces, gas hob and oven with stainless steel extractor hood over, space for a dishwasher and washing machine, space for a fridge freezer, sink and drainer with mixer tap, tiled flooring, wall mounted boiler, part tiled walls, door to rear aspect.

First Floor Landing:
Access to loft space, doors to bedrooms and bathroom

Bedroom One: (12'0 x 11'6")-
Double glazed window to front aspect, radiator, built in wardrobe.

Bedroom Two: (12'0 x 8'10")
Double glazed window to rear aspect, radiator, built in cupboard.

Bathroom:
Modern suite comprising panel enclosed bath with shower over, vanity wash hand basin with cupboards below, low level WC, heated towel rail, part tiled walls, ceiling downlighters.

Front:
Laid to lawn with a path to the front door.

Rear Garden:
A delightful rear garden which is enclosed by wood panelled fencing and mainly laid to lawn with shrub borders. There is a good sized patio seating and entertaining area and a pathway leading to the gated rear access.

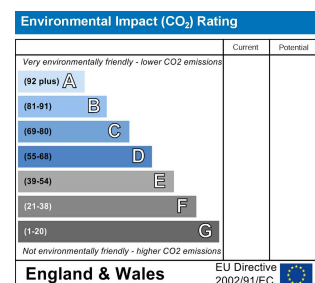
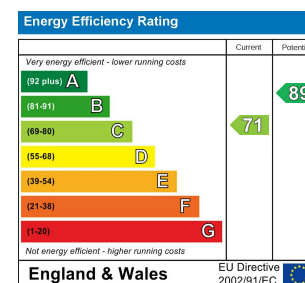
Garage:
Located in a block close to property.

Other Information:



TOTAL FLOOR AREA: 697 sq.ft. (64.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all rooms, corridors, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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