



Tickleford Drive

Weston, Southampton, SO19 9QP

Asking Price £250,000



- THREE BEDROOMS
- MODERN FITTED KITCHEN/DINER
- LOW MAINTENANCE REAR GARDEN
- GOOD DECORATIVE ORDER
- EARLY VIEWINGS ADVISED
- CONSERVATORY
- MODERN FITTED BATHROOM
- IDEAL FIRST TIME BUY/INVESTMENT
- CLOSE TO AMENITIES
- VENDOR SUITED

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An ideal first time buy/investment opportunity to acquire this well presented three bedroom home. The spacious modern interior accommodation comprises three bedrooms, modern fitted bathroom and kitchen/diner, living room and conservatory. Outside there is a low maintenance rear garden and parking on the road (no permits required).

Situated in the heart of Weston, this property is ideally located for a range of local amenities. Within walking distance, you will find shops, doctors surgery, local schools, a play park and Westwood nature reserve.

Transport links are exceptional, with Sholing Railway Station nearby, offering regular services to Southampton Central and beyond. For those who commute by car, the M27 motorway is easily accessible, providing convenient routes to Portsmouth, Bournemouth, and London.

Porch

Window to front, cupboard housing wall mounted boiler, door to:

Kitchen/Diner

15'1" x 14'8" (4.60m x 4.47m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer and tumble dryer, oven, laminate flooring with part vinyl, telephone point, coving to ceiling, stairs to 1st floor. door to:

Living Room

14'8" x 11' (4.47m x 3.35m)

Two double radiators, wooden flooring, TV point, coving to ceiling, UPVC double glazed double doors to:

Conservatory

uPVC double glazed construction with double glazed roof, power and light, radiator, laminate flooring, uPVC double glazed double doors to garden.

First Floor Landing

Airing cupboard additional shelving, fitted carpet, access to loft hatch, doors to:

Master Bedroom

14'8" max x 9'9" (4.47m max x 2.97m)

UPVC double glazed window to front aspect, Storage cupboard, over-stairs wardrobe(s), double radiator, fitted carpet

Bedroom 2

9'2" max x 7'10" (2.79m max x 2.39m)

UPVC double glazed window to rear aspect, double radiator, laminate flooring.

Bedroom 3

9'2" max x 6'6" (2.79m max x 1.98m)

UPVC double glazed window to rear aspect, double radiator, laminate flooring.

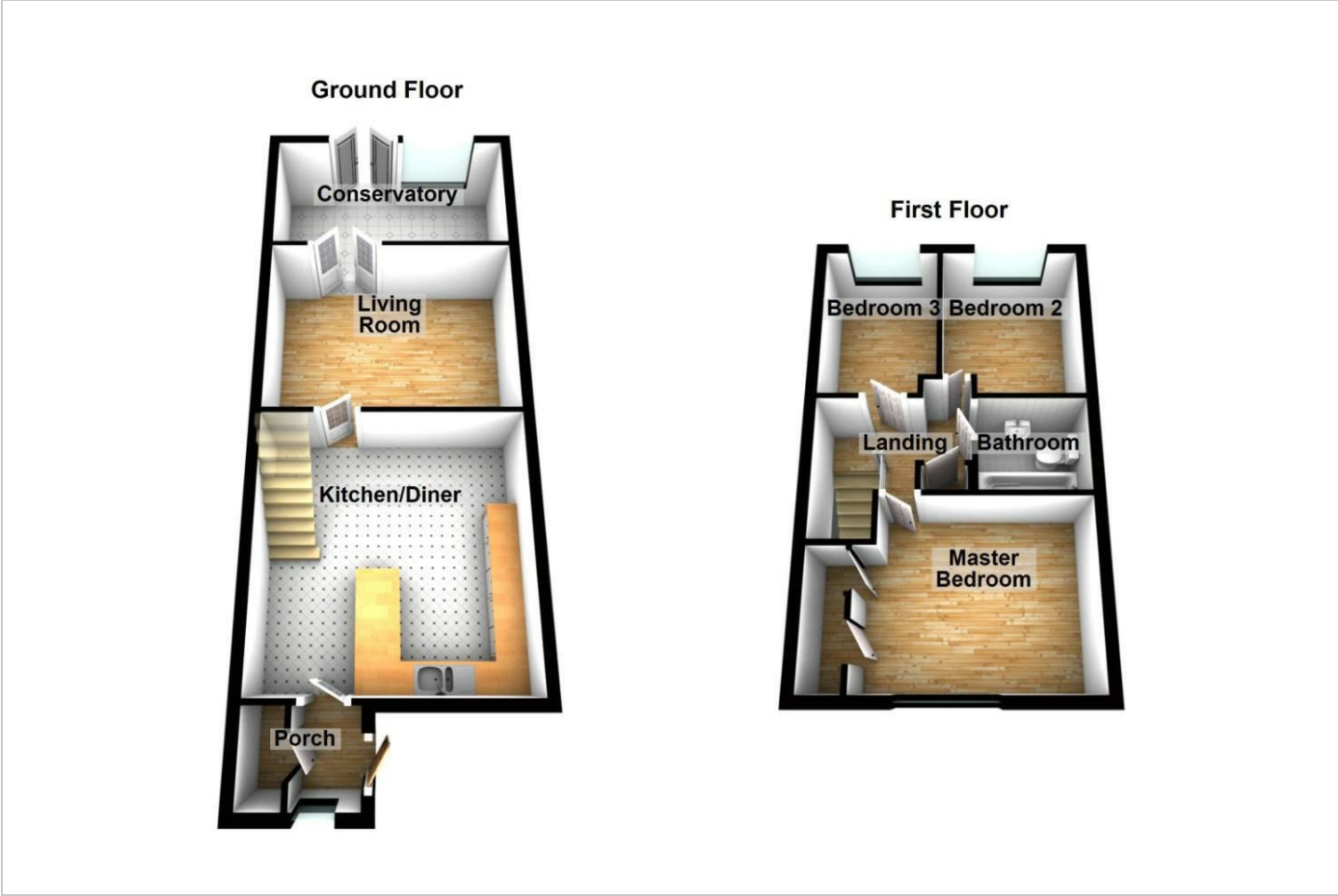
Bathroom

Fitted three piece suite comprising panelled bath with shower over, low level WC, wash hand basin with cupboard under, fully tiled walls, vinyl flooring, uPVC double glazed window to rear.

Rear Garden

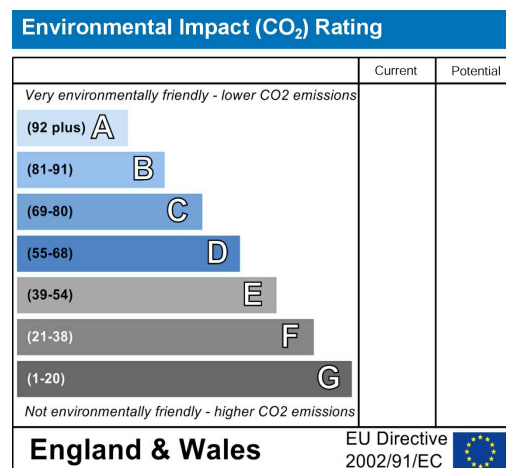
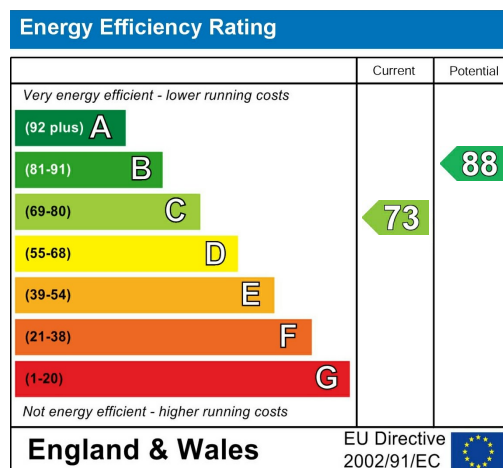
Enclosed by wooden panelled fence to rear and sides, garden shed, artificial lawn. rear wooden gated access.

Floorplan





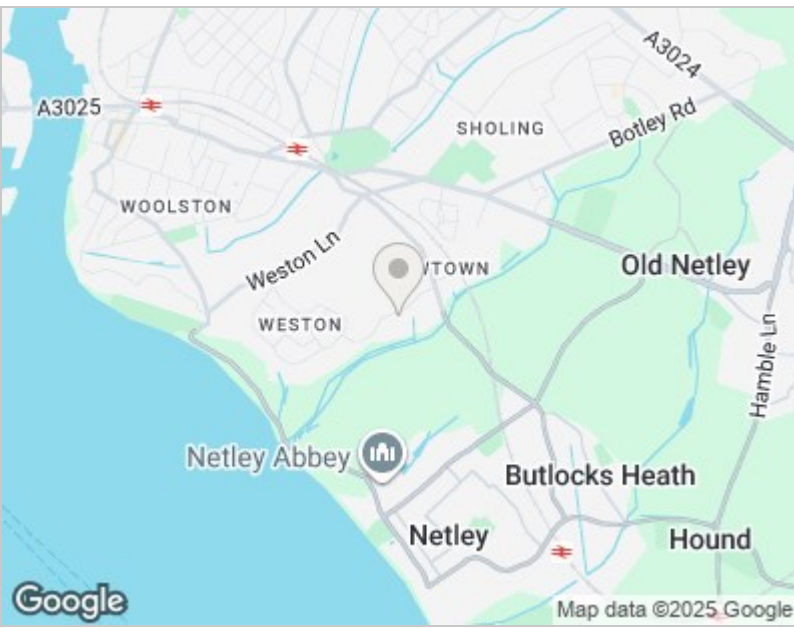
Energy Efficiency Graph



Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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