



Bitterne

023 8042 2600



4 Kanes Hill, Southampton, Hampshire, SO19 6AJ

Offers Over £250,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Kanes Hill! This semi-detached house is offered with no forward chain and should not be missed! There is heaps of potential to improve and really make the property your home. You are welcomed by an entrance hall with doors leading to the primary rooms. The lounge is positioned at the front of the house. The kitchen offers space for appliances and leads into the separate dining room. Upstairs, there are two DOUBLE bedrooms and a wet room. The garden offers a fantastic degree of privacy and enjoys a sunny westerly aspect. Viewing is recommended.

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Approach:
Lawned front garden with pathway leading to front door.

Entrance Hall:
Textured ceiling, window to side, stairs rising to first floor, radiator, doors to:

Lounge
12' 5" (3.78m) x 10' 5" (3.17m)::
Coved and textured ceiling, UPVC double glazed bay window to front, radiator.

Kitchen
11' 10" (3.61m) x 5' 8" (1.73m)::
Smooth ceiling, two UPVC double glazed windows to side, window and door to rear, base and drawer units with work surface over, built-in oven with gas hob over, space for appliances, tiled splashbacks, door to:

Dining Room
12' (3.66m) x 10' 1" (3.07m)::
UPVC double glazed window to rear, radiator.

Rear Lean To
7' (2.13m) x 14' 10" (4.52m)::
Windows and door to rear.

Landing:
Textured ceiling, UPVC double glazed window to side, doors to:

Master Bedroom
10' 11" (3.33m) x 13' 2" (4.01m)::
Smooth ceiling, UPVC double glazed window to front.

Bedroom Two
12' (3.66m) x 10' 9" (3.28m)::
Textured ceiling, UPVC double glazed window to rear overlooking garden, radiator.

Wet Room:
Smooth ceiling, UPVC double glazed obscured window to rear, WC, wash hand basin, walk-in shower, tiling to principal areas.

Garden:
Fence enclosed rear garden with rear gated access, decking leading to lawn, shed, side access.

Services
Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band
Band B

Sellers Position
No Forward Chain

Offer Check Procedure
If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 such 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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