



9 Goodlands Vale, Hedge End - SO30 4SL

In Excess of £260,000

WHITE & GUARD

9 Goodlands Vale

Hedge End, Southampton

INTRODUCTION

Situated in a cul-de-sac location and offering well-presented accommodation throughout, this two bedroom home benefits from an enclosed rear garden and allocated parking.

The ground floor comprises a well-proportioned lounge and a modern fitted kitchen, whilst on the first floor there are two bedrooms and a modern bathroom.

LOCATION

The property is conveniently situated close to local shops, schools and amenities, including local parks, Hedge End's village centre and retail park, as well as the M27 motorway links.

DIRECTIONS

Upon entering Goodlands Vale from Turnpike Way, follow the road round to the left where the property can be found towards the end of the cul-de-sac on the left hand side.

FREEHOLD

EPC GRADE C

EASTLEIGH COUNCIL BAND C

- TWO BEDROOMS
- WELL-PROPORTIONED LOUNGE
- MODERN FITTED KITCHEN
- WELL-PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING
- CUL-DE-SAC LOCATION





GROUND FLOOR

The entrance porch has a storage cupboard and a door leading through to the well-proportioned lounge which faces the front of the property and has stairs to the first floor.

The modern kitchen has a built-in cupboard, a window and door leading out to the rear garden and has benefitted with a range of wall and base units with a Range style cooker (included) and space for a free-standing fridge/freezer, dishwasher and washing machine.

FIRST FLOOR

The good size master bedroom has a window to the front and a built-in cupboard and wardrobe, whilst the second bedroom overlooks the rear garden has a fitted cupboard.

The modern bathroom comprises a panel enclosed bath, wash hand basin, WC and a window to the rear.

OUTSIDE

The enclosed rear garden has a paved seating area and a section of lawn with planted borders and a storage shed at the end.

Nearby, to the right hand side of the property, there is an allocated parking space in the residents parking area.



BROADBAND

Full fibre broadband is available with download speeds of up to 1600 Mbps and upload speeds of up to 115 Mbps. Information has been provided by the Openreach website.

SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

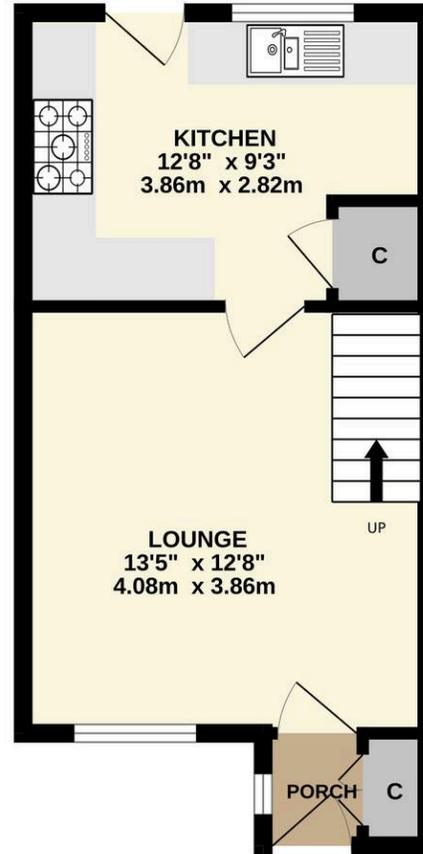
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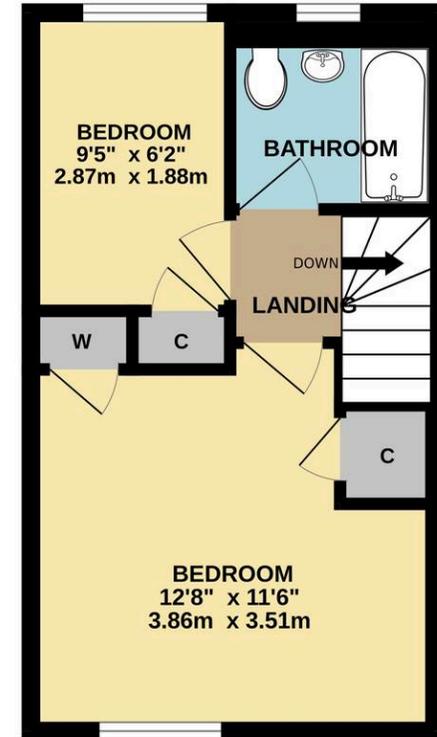
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GROUND FLOOR



1ST FLOOR



ANTI-MONEY LAUNDERING REGULATIONS

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

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These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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