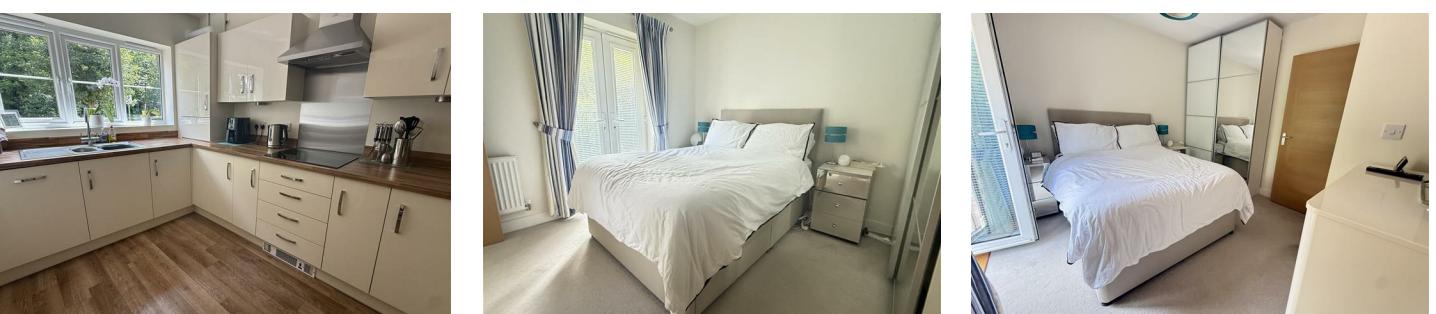


Floor Plan



17 Shafford Meadows

Southampton, SO30 4SU

We are pleased to welcome to the market this immaculate three bedroom semi detached property with allocated parking for two cars in the popular area of Hedge End.

This property sits in the Milstone Copse development that was built by Linden Homes, the property features an entrance hallway, access to a downstairs cloakroom to the right and to the left is the modern fitted kitchen/breakfast room which has multiple built in appliances. At the rear of the property there is a large Lounge-Diner which has patio doors leading to the patio area of the garden.

Moving upstairs there are three bedrooms in total. The primary bedroom benefits from an en-suite shower room and there is also a modern family bathroom.

Externally the rear garden is a great size and low maintenance made up of paving and lawn, there is also a garden shed. There is side access on offer also. To the front there is allocated parking for two cars. This property also backs onto NEXT customer car park.

The local area has some excellent amenities nearby, including Marks & Spencers, Sainsbury's & many other retail parks. Within a short distance there is Hedge End Railway Station which has frequent trains running to and from London Waterloo. You also have the local amenities and convenience of Hedge End Village being a short distance walk away.

Please note there will be a management fee that will need to be paid to a management company who are in place for the upkeep of the communal areas.

For more information or to arrange a viewing on this exceptional home please call Castles today.

Offers over £325,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(82-91) A	
(89-80) B		(81-91) B	
(75-60) C		(68-80) C	
(55-50) D		(62-68) D	
(39-50) E		(51-62) E	
(21-38) F		(31-40) F	
(1-20) G		(1-30) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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- SEMI DETACHED HOUSE
- TWO BATHROOMS
- ALLOCATED PARKING X2
- SIDE PEDESTRIAN ACCESS
- KITCHEN-BREAKFAST ROOM

LOUNGE/DINER

15'8" x 14'1" (4.8 x 4.3)

KITCHEN

11'9" x 7'10" (3.6 x 2.4)

BEDROOM 1

10'2" x 8'6" (3.1 x 2.6)

BEDROOM 2

9'2" x 8'6" (2.8 x 2.6)

BEDROOM 3

8'10" x 6'10" (2.7 x 2.1)

Financial Services

If you are looking to get a comparison on your mortgage deal

then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required.

Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

Anti Money Laundering

