

{Guide Price £240,000 - £250,000}

| Southampton | SO19 9LG

\*OPEN HOUSE EVENT\* SATURDAY 28st APRIL - GUIDE PRICE FROM £240,000 - £250,000 - Charles Carr are delighted to present to the market with four bedroom semi-detached house in Sholing. Benefits include: Substantial plot to the right hand side which could be used for parking or potential to extend the property, two reception rooms, modern kitchen, modern bathroom, downstairs shower room, two double bedrooms with a generously proportion third bedroom, private enclosed garden, double glazing and gas central heating. For further details please consult the descriptions below. To arrange an appointment time for the open day, please contact us as soon as possible

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- |                           |                                 |                              |
|---------------------------|---------------------------------|------------------------------|
| • <i>Semi Detached</i>    | • <i>Kitchen / Diner</i>        | • <i>Conservatory</i>        |
| • <i>Four Bedrooms</i>    | • <i>Downstairs Shower Room</i> | • <i>Large Garden</i>        |
| • <i>Off Road Parking</i> | • <i>Annex Potential</i>        | • <i>Potential to Extend</i> |

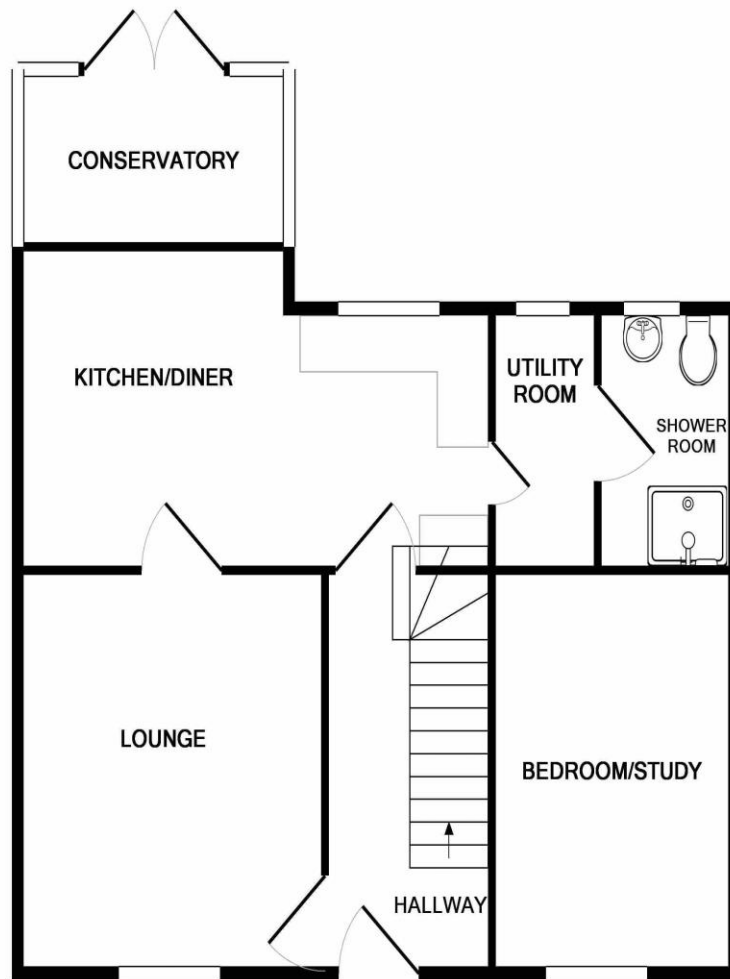
On approach there is a front garden laid to lawn, With off road parking for two cars. To the rear off the property there is a large garden mainly laid to lawn with a patio area.

The Entrance hall has access to kitchen, and living room. with access to the first floor via staircase. The living room is at the front of the property with laminate flooring skimmed ceiling and skimmed walls. with direct access to Kitchen dining room. The Kitchen area consist of a mixture of eye level and low level units with built in cooker and extractor fan over. There is space for dish washer and dining table and access to Utility room. Via utility room there is access to the fourth bedroom and downstairs shower room. There is also a conservatory off of the kitchen dining room that gives access to the garden via double doors

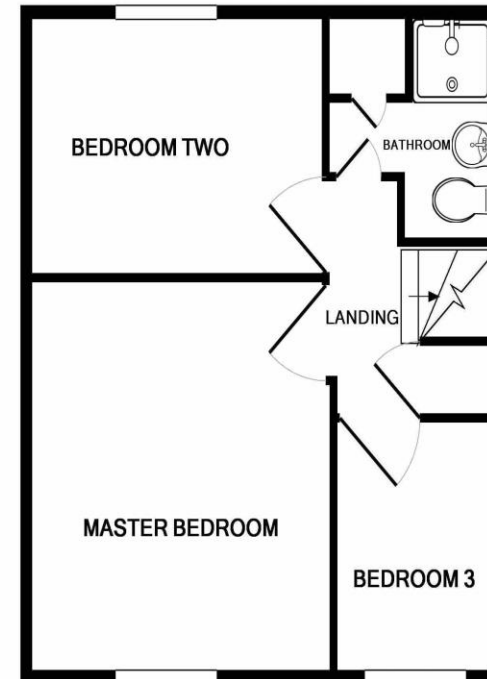
First floor landing gives access to all three bedrooms and shower room with access also to a storage cupboard. You have two good size double bedrooms and a single.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Bitterne (Flagship)  
5 West End Road . Southampton . SO18 6TE  
☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk

Eastleigh (Sales)  
23 High Street . Eastleigh . SO50 5LF  
☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk

Bitterne Precinct (Lettings)  
367 Bitterne Road . Southampton . SO18 5RR  
☎ 023 8083 9280 ✉ lettings@charlescarrproperty.co.uk

Woolston (Sales)  
5 The Colonnade . Bridge Road . Southampton . SO18 6TE  
☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk

## Bramley Crescent

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