

# Offers In Of Excess £310,000

## Bassett | Southampton | SO16 3GE

Charles Carr are delighted to present this distinguished, Semi- Detached house in the heart of Bassett. Whilst the property needs some modernisation the property is priced to sell. Offering open plan living with an extended dining area and a separate kitchen. Upstairs the property has three bedrooms, bathroom and separate W/C. Further benefits are a detached garage and secluded rear garden.

- Semi- Detached House*
- In Need Of Modernisation*
- Three Bedrooms*
- Open Plan Living*
- Extended Diner*
- Separate Kitchen*
- Detached Garage*
- Vendor Suited*
- Call For Details*

The property is accessed via a wooden construction entrance porch that has a cloaks cupboard, there is an internal door leading to the open plan living area. The lounge is an L- Shaped room and has natural light pouring in through two windows and the double sliding doors in the dining area. There is also a door leading to the garden and the extended dining area has generous garden views. The kitchen is separate and has an under stairs storage cupboard. There are a range of base level units with complimentary work surfaces over boasting an inset sink, space and plumbing for washing machine and base for a freestand oven hob. There is also a door leading to the driveway.

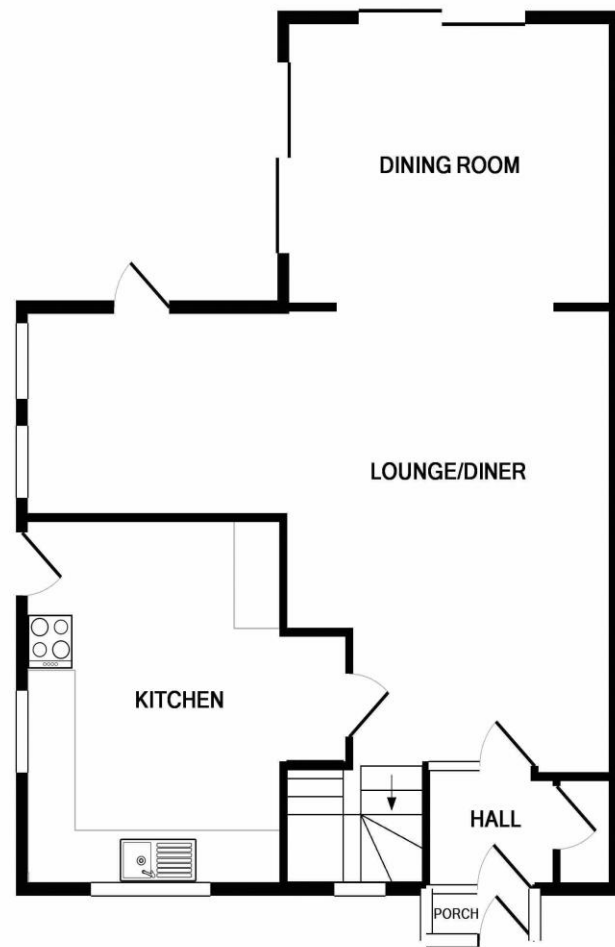
The hallway has a window and a staggered staircase, providing access to all upstairs rooms. Bedrooms two and three are set to the rear of the property and are both double rooms. Bedroom three is set to the front and enjoys a variety of bedroom furniture, an asset that benefits all bedrooms. The bathroom has a window to side elevation, panel enclosed bath, wash basin and tiling to principal areas. The W/C is a separate room and has a window and tiling to key areas.

The sloped front garden is mainly laid to lawn and has a variety of flower and shrub borders. The driveway leads to the rear of the plot, enclosed by hedge row, there is a detached, pitched roof/ brick construction garage to the rear with barn style doors. The garden to the rear is mainly laid to lawn and has a patio area. Set with a variety of flower and shrubs throughout.

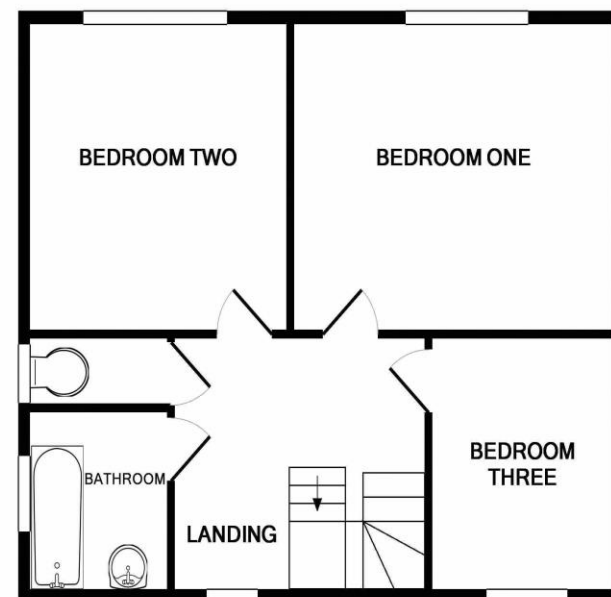
- Measurements*
- Lounge - 23' 7" x 14' 10" (7.18m x 4.52m) L- Shaped Room. Max Measurement*
- Dining Room - 13' 1" x 10' 5" (3.98m x 3.17m)*
- Kitchen - 12' 9" x 11' 2" (3.88m x 3.40m) Max*
- Master Bedroom - 13' 2" x 10' 8" (4.01m x 3.25m)*
- Bedroom Two - 10' 7" x 10' 1" (3.22m x 3.07m)*
- Bedroom Three - 10' 0" x 8' 8" (3.05m x 2.64m)*







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

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☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk

## Elmsleigh Gardens

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