



7 Nicholas Road, Langley
£335,000



ANTHONY JAMES
PROPERTIES



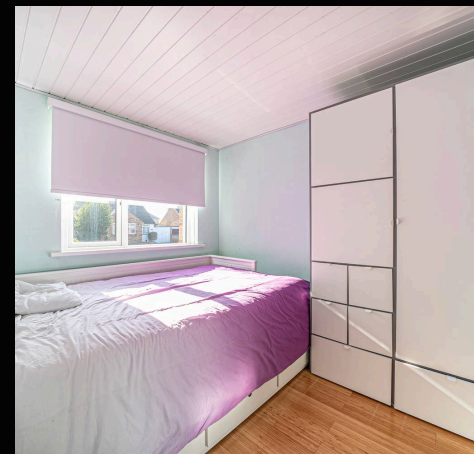
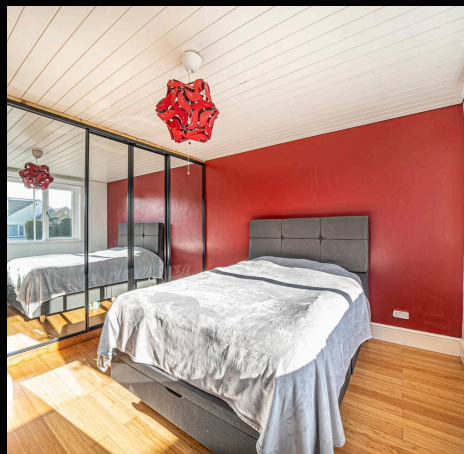
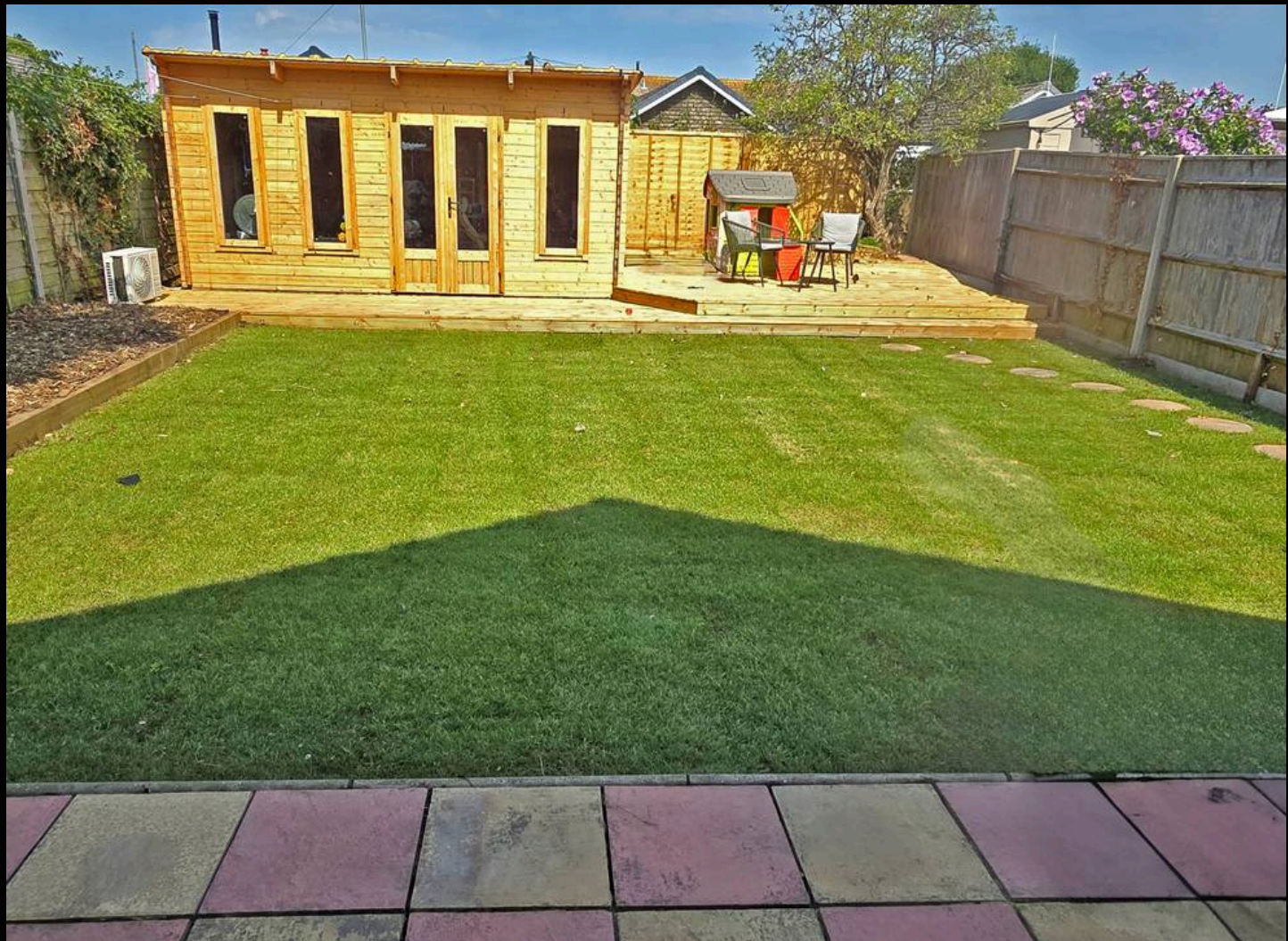
7 Nicholas Road

Langley, Southampton

Nestled in the sought-after area of Langley, this detached two-bedroom bungalow offers a blend of modern convenience and stylish living. Step inside to discover a contemporary interior featuring two spacious double bedrooms, bamboo flooring throughout, and the convenience of remote control lighting. The open-plan kitchen/diner is perfect for hosting gatherings, while the recently refitted bathroom adds a touch of luxury. Not forgetting the high-tech additions such as remote control blinds and outdoor gym/office with air conditioning. Outside, the landscaped rear garden with a raised decking area provides a deserved escape, ideal for soaking up the sun or enjoying alfresco dining. With driveway parking, a garage, and an electric car charging point, this home is designed for modern living.

Council Tax band: C

Tenure: Freehold



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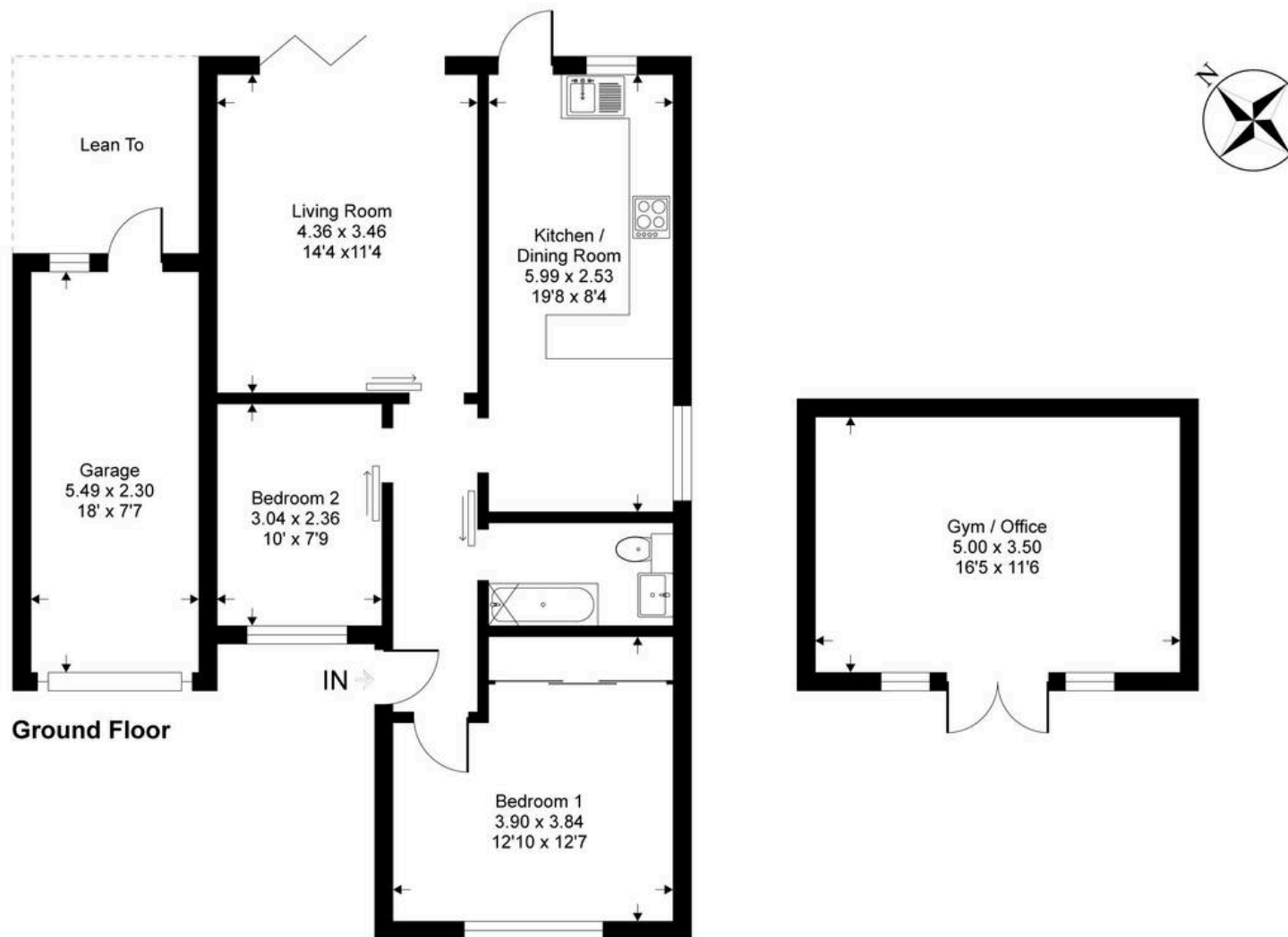
Nicholas Road, SO45

Approximate Gross Internal Area = 62.7 sq m / 675 sq ft (excludes lean to)

Approximate Garage Internal Area = 12.6 sq m / 136 sq ft

Approximate Outbuilding Internal Area = 17.4 sq m / 188 sq ft

Approximate Total Internal Area = 92.7 sq m / 999 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.