



17, Wodehouse Road, Southampton, SO19 2EP

Reduced To £240,000

A three bedroom end of terrace, now in need of refurbishment. This family sized home, with off road parking is currently arranged as entrance hallway, 13'4" x 10'9" lounge, separate dining room and kitchen to the rear. All bedrooms are on the first floor, served by a bathroom suite. Offered with NO FORWARD CHAIN.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed from the road via a dropped kerb onto a driveway providing off road parking. A metal gate leads down the side of the property to a canopied porch. A upvc door with chrome door furniture opens to

Entrance Hallway

Polystyrene ceiling tiles, coving, ceiling light point, upvc obscure double glazed window.

Staircase leading to the first floor landing with useful under stairs cupboard with a single glazed window and houses a water heater, electric consumer unit and fuse board

From here a fifteen light glazed door leads through to the lounge.

Lounge 13'4" x 10'9" (4.06m x 3.28m)

Polystyrene ceiling tiles, ceiling light point, upvc double glazed window to the front aspect, provision of power points, telephone point. The room centres on a gas fire with brick mantle and glay tiled hearth.

An opening leads through to the dining room.



Dining Room 11'10" x 10'3" (3.61 x 3.14)

Polystyrene ceiling tiles, ceiling light point, upvc double glazed window to the front aspect.



Kitchen 10'0" x 6'11" (3.06 x 2.13)

Low level wall mounted cupboards, inset stainless steel sink unit with drainer. Space and plumbing for an automatic washing machine, space for a fridge / freezer, space for a free standing gas

cooker. Obscure upvc glazed door giving direct access to the rear garden and a upvc double glazed window.



First Floor

The landing is accessed by a straight flight staircase from the entrance hallway. Polystyrene ceiling tiles, coving, ceiling light point, access to the roof void. Upvc double glazed window to the rear aspect.

Bedroom 1 12'4" to chimney breast x 10'1" (3.76 to chimney breast x 3.08)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, provision of power points. The room centres on a fireplace. A cupboard makes use of a chimney breast recess with slatted linen shelving.



Bedroom 2 12'0" x 10'5" (3.67 x 3.18)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect. Provision of power points.



Bedroom 3 10'2" x 7'11" (3.10 x 2.42)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, provision of power points.



Bathroom 4'3" x 6'0" (1.32 x 1.83)

Polystyrene ceiling tiles, ceiling light / heater, obscure upvc double glazed window to the rear. Fitted with a three piece coloured suite comprising wash hand basin, close coupled wc, bath.



Rear Garden

Stepping out from the kitchen door onto an area laid to hardstanding.

A brick built coal shed with shelving.

A second outbuilding houses a wc and cold water tap.



Council Tax Band B

Agents Note

Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA & HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.





GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	26	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC