



Andromeda Road, Lordshill, SO16
Southampton

£240,000

Property Type: Terraced House

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Hamwic Independent Estate Agents are pleased to present this well-proportioned terraced home in Southampton. Benefits include a spacious entrance hall with feature staircase, modern fitted kitchen, spacious lounge/dining room with patio doors to the garden, two double bedrooms, bathroom with separate WC, and gas central heating. Externally the property offers a good size rear garden, outside storage room, and communal parking to the front and rear.

- 2 Double Bedrooms
- Spacious Entrance Hall With Feature Staircase
- Fitted Kitchen With Integrated Hob & Oven
- Lounge/Dining Room With Patio Doors To Garden
- Separate WC & Family Bathroom
- Gas Central Heating With Combi Boiler
- Communal Parking To Front & Rear
- No Forward Chain

Location - Andromeda Road, Southampton, SO16 8BB – Situated within a popular residential area close to local schools, shops, and transport links, making this an ideal first-time buy or investment opportunity.

Disclaimer: Whilst believed to be accurate all details 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 or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate.





Exterior & Entrance:

The property is approached via a rendered base-level wall to the front boundary with decorative stone and a pathway leading to the front door.

Entrance Hall:

A generous-sized entrance hall featuring a smooth ceiling, open angled/helical staircase to the first floor, under-stairs storage, refitted oak door to an airing cupboard housing the gas combi boiler, and a refitted oak part-glazed door leading into the kitchen.

Kitchen:

Finished with a smooth ceiling, double-glazed window to the front aspect, radiator, and vinyl flooring. Fitted with work surfaces and units at both eye and base level. Integrated electric hob with oven beneath. Space and plumbing for washing machine, dishwasher, and fridge/freezer. Refitted oak part-glazed door to the lounge/dining room.

Lounge/Dining Room:

Smooth ceiling, double-glazed window and patio doors opening onto the rear garden. Carpet fitted, feature fireplace with fitted electric fire, and two radiators. Door to the rear lobby.

Rear Lobby:

Gives direct access to the rear garden.

First Floor Landing:

Textured ceiling with loft access, double-glazed window to the front aspect, storage cupboard, and doors leading to bedrooms, bathroom, and separate WC.

Bedroom 1 & Bedroom 2: Both with textured ceilings, double-glazed windows to the rear aspects, fitted carpets, and radiators.

Bathroom: Enclosed bath, wash basin, radiator, tiled splashback areas, and double-glazed window to the front aspect.

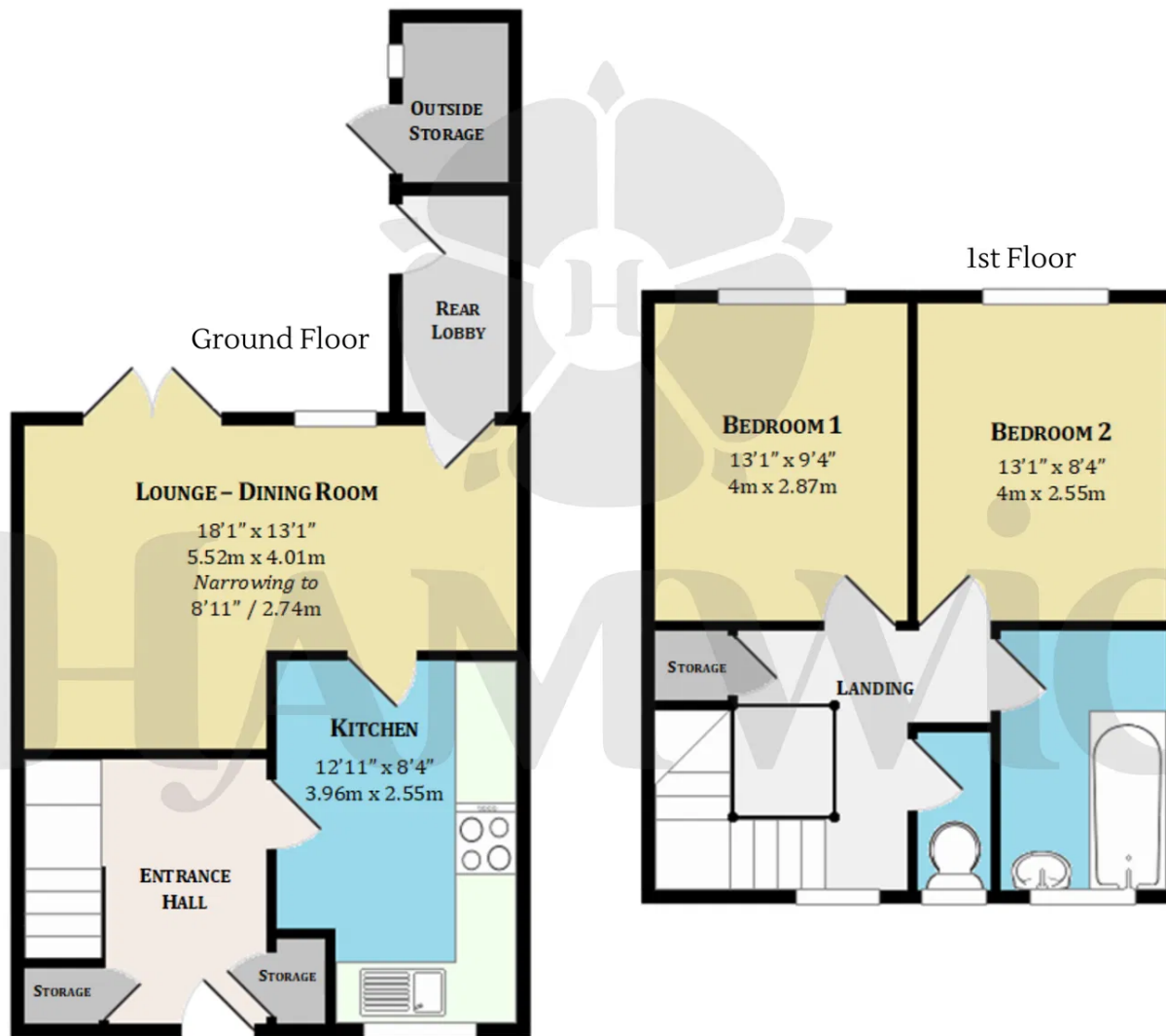
Separate WC – Double-glazed window to the front aspect, radiator, and laminate flooring.

Rear Garden:

Patio area to the base of the property, pathway leading to the rear with an additional hardstanding/seating area. Remainder laid to lawn and enclosed with timber fencing. Includes a door to an outside storage cupboard and timber garden shed. Pedestrian gate at the rear leading to a communal car park. Additional communal parking is also available at the front of the property.

Tenure: Freehold / **Council Tax Band:** B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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