



2 Lambourne Road, West End, Southampton, SO18 3LS

£325,000

WHITE & GUARD

# 2 Lambourne Road

West End, Southampton

## INTRODUCTION

This well-presented three bedroom semi-detached home is situated in Lambourne Road in West End. Accommodation briefly comprises an open plan lounge/dining room and kitchen to the ground floor, with a separate conservatory to the rear. Whilst the first floor has three bedrooms, two of which are doubles, and a bathroom. Additional benefits include a gas central heating system with combination boiler and radiators in every room, a driveway with ample off-road parking for three cars, and a rear garden with patio. A viewing is highly recommended to appreciate the accommodation on offer and the location.

## LOCATION

West End is close to Bitterne which has a thriving centre that offers a broad range of shops, general amenities, schools and a railway station. West End village has a broad range of amenities and facilities including a doctors' surgery, shops, a supermarket and a post office. Good local schools, a gym and fitness centre, together with Hedge End Retail Park being short drive away. Southampton's city centre with its broad range of shops, restaurants, amenities and mainline railway station are within easy reach - along with Southampton Airport being around ten minutes away. All main motorway access routes are also close by including M27 links via M3 to M25 & A3 to London.

- Tenure - Freehold
- Southampton City Council - Band C
- EPC - Grade C





**INSIDE** The property is accessed via the double glazed front door opening through into the well-proportioned and open plan lounge/dining room/kitchen. The lounge is laid to hardwood flooring and has a double glazed window to the front aspect and stairs leading to the first floor with an under stairs cupboard, accessed via the dining room. An opening to one end leads through to the dining room which has a continuation of the hardwood flooring, space for a dining room table and chairs, with a door to the rear opening into the conservatory. The dining room is open directly through to the kitchen. The modern fitted kitchen has been fitted with a matching range of white wall and base units with cupboards and drawers under and worktops over, along with a stainless steel sink/drainer with mixer tap. Integrated appliances include a full-size dishwasher, an electric oven and a hob with extractor hood over. Space is also provided for a fridge/freezer and a washing machine. The bright conservatory has a good view of the garden and benefits from fitted blinds and is laid to white porcelain tiled flooring.

To the first floor, the landing is laid to carpeted flooring with doors leading to all three bedrooms and the bathroom. The master bedroom is situated to the front of the property and has a double glazed window overlooking the front aspect, benefits from fitted wardrobes and is laid to carpeted flooring. Bedroom two is situated to the rear aspect and has a double glazed window overlooking the garden, along with ample room for free standing furniture and is also laid to carpeted flooring. Bedroom three is situated to the rear aspect, again with a double glazed window overlooking the garden, and is laid to laminate flooring. The family bathroom is situated to the side elevation and has an obscure double glazed window. Laid to wood-effect ceramic tiled flooring, with white modern tiling to walls, the bathroom suite comprises a panel enclosed bath with waterfall shower over, a hand wash basin set in vanity unit with storage below and a WC. The bathroom also benefits from a heated towel rail.

**OUTSIDE** To the front of the property, there is a driveway with ample off-road parking for three cars, leading to a side gate providing access to the rear garden. The attractive rear garden is mainly laid to lawn with a separate patio area accessed from the rear of the house. The garden is also enclosed via wooden fence panelling.



## SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

## BROADBAND

Superfast Fibre Broadband is available with download speeds of up to 40-65 Mbps and upload speeds of up to 9-15 Mbps. Information has been provided by the Openreach website.

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## Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



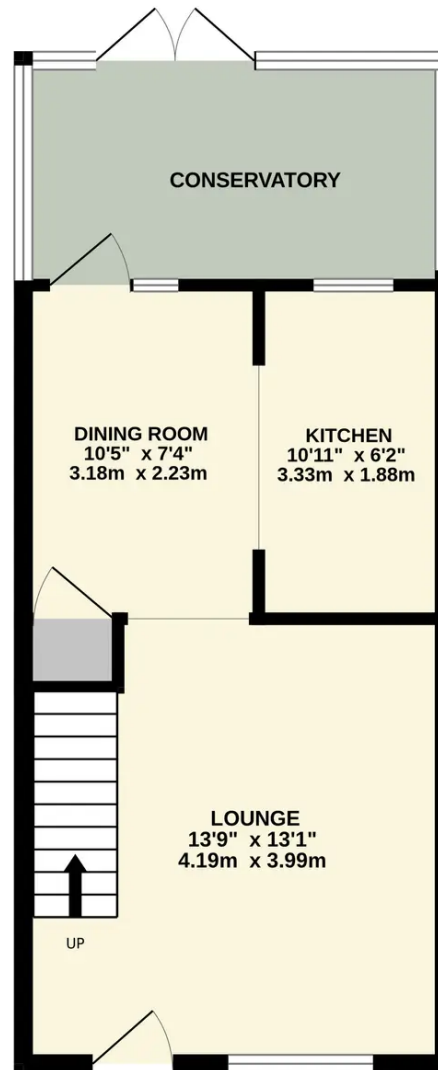
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PRS Property Redress Scheme

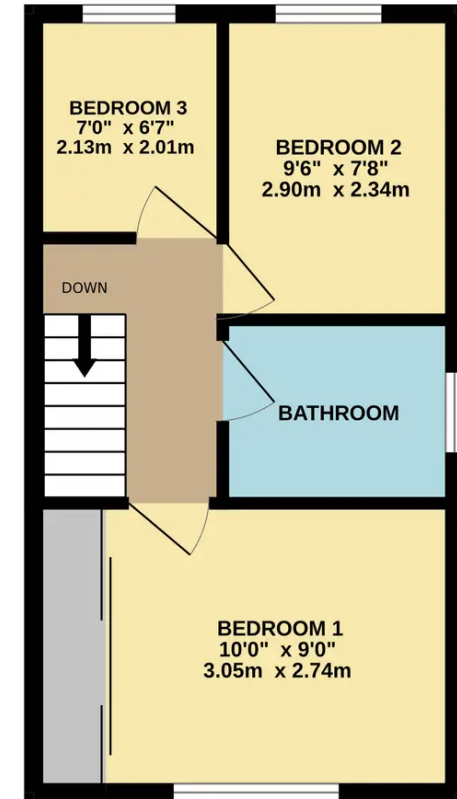
Zoopla



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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