



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

£325,000

WHITE & GUARD

# 41 Lambourne Road

West End, Southampton

## INTRODUCTION

This three bedroom semi-detached home is set in a quiet cul-de sac and is presented to a high standard throughout. On the ground floor the property briefly comprises an extended entrance porch, a lounge, a kitchen/diner, cloakroom and a sunroom. Whilst to the first floor, there are three bedrooms and a modern fitted family bathroom. Additional benefits include a detached garage, driveway parking and an enclosed rear garden.

## LOCATION

The property is situated in Chartwell Green and within the catchment area for Moorlands Primary School and Townhill Infant school and only a few minutes away from local shops and amenities. Southampton's city centre with its broad range of shops, restaurants, amenities and mainline railway station is within easy reach, along with Southampton Airport also being around twenty minutes away. All main motorway access routes are also close by including M27, M3 and A3 to London.

- Tenure - Freehold
- Eastleigh Borough Council - Band C
- EPC - Grade C





## INSIDE

The property is accessed via the UPVC front door which opens into the entrance porch, with a double glazed window to the front elevation. Access leads through to the lounge which has a double glazed window to the front aspect, is laid to laminate flooring, has a radiator to one wall and a feature radiator, as well as stairs leading to the first floor. Double doors then open through into the kitchen/diner which has a window to the rear aspect overlooking the sunroom, along with access at one end. The kitchen/diner itself is laid to laminate wood effect flooring, has a feature radiator to one wall, along with a range of wall and base units with wooden worktops over, along with a stainless steel sink with mixer tap. The kitchen also benefits from an integrated electric oven, inset gas hob, with space for a fridge/freezer, a washing machine and a slimline dishwasher. The cloakroom comprises a wall hung basin and WC. The conservatory is laid to tiled flooring, has double glazed windows to the side and rear aspects, with a double glazed French door to the side leading out to the garden.

The first floor landing is laid to carpeted flooring and has doors leading to the bedrooms and bathroom. In addition, there is access to the loft via a ladder, has lighting, insulation and is part boarded. The combi boiler is also housed in the loft (installed in 2020 and has been regularly serviced). Bedroom one has a double glazed window to the front aspect, is laid to carpeted flooring, has built-in wardrobes and a radiator to one wall. Bedrooms two and three also have a double glazed window to the rear aspect, are both laid to carpeted flooring and again both have a radiator to one wall. The bathroom has an obscure double glazed window to the side aspect, floor to ceiling tiling, along with a tiled enclosed bath with shower over, a vanity wash hand basin and WC.

## OUTSIDE

A dropped kerb to the front of the property provides access to the driveway, with parking in front of the detached garage. The garage itself has an up and over door, power, lighting and a door that leads out into the rear garden. There is a block paved pathway leading to the front door and access down the side of the property, also leading to the rear garden. The rear garden itself has a hard standing patio leading to an area laid to lawn and a feature hard standing patio to the end, which has mature shrub borders, with the garden itself being enclosed via a wood panel fencing.



## 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 37-61 Mbps and upload speeds of up to 8-14 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.



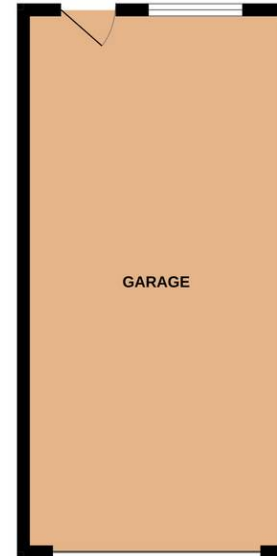
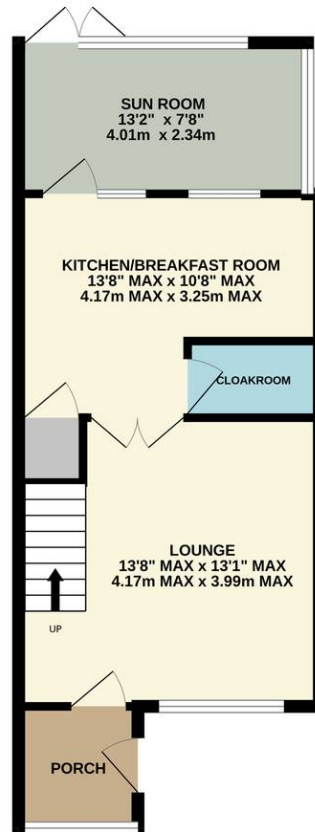
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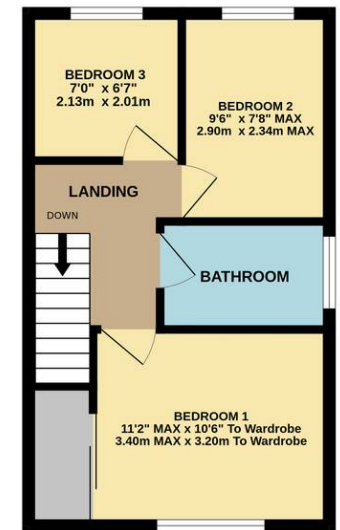
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GROUND FLOOR



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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