



## 115 Ubberley Road

Bentilee, ST2 0EF

**Offers over £170,000**



### Attention First-Time Buyers!

Carters are delighted to welcome to the market this immaculately presented, turn-key ready semi-detached home, ideally located on Ubberley Road in the popular residential area of Bentilee. This property presents an excellent opportunity for first-time buyers or growing families seeking a modern and comfortable home that requires no work.

### Accommodation comprises:

A spacious and welcoming reception room, perfect for everyday living and entertaining.

A stylish Wren fitted kitchen with quartz worktops, integrated appliances, and a convenient boiling water tap, offering both functionality and high-end design.

Three well-proportioned bedrooms, ideal for family life or flexible use as a guest room or home office.

A luxurious bathroom suite featuring integrated Bluetooth speakers and feature LED lighting, providing a contemporary and relaxing space.

Externally to the front, a gated block-paved driveway provides generous off-road parking for up to three vehicles. To the rear, a well-maintained and private garden includes a lawn with raised flower borders, decorative slate features, and a patio area — ideal for outdoor dining or relaxing in warmer months.

This home has been finished to a high standard throughout and is ready to move straight into. With modern fixtures, quality finishes, and a convenient location close to local amenities, schools, and transport links, this is a property that combines style and practicality.

Early viewing is highly recommended. Contact Carters today to arrange your appointment.



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## Entrance Hallway

UPVC double glazed entrance door to the front elevation.  
Coving to ceiling. Radiator. Access to the stairs.

## Living Room

16'2" x 10'4" (4.93m x 3.15m)

UPVC double glazed half bay window to the front elevation.  
Coving to ceiling. Gas fire with attractive stone effect surround and mantle. Radiator. TV aerial point. Composite wood effect flooring.

## Kitchen / Dining Room

11'3" x 11'5" (3.43m x 3.48m)

UPVC double glazed window to the rear elevation.  
Wren fitted shaker style kitchen with a range of wall, base and drawer units. Quartz work surfaces and upstands. Inset stainless steel one and a half sink with a boiling water tap. Built in electric Neff oven and grill. Built in four ring induction hob. Built in extractor fan. Integrated fridge freezer. LED plinth lighting. Panel radiator. Ceramic tiled flooring. Built in storage cupboard.

## Utility Room

UPVC double glazed entrance door to the rear elevation. UPVC double glazed window to the rear elevation.  
Coving to ceiling. Space and plumbing for a washing machine / tumble dryer. Heated towel rail. Ceramic tiled flooring.

## W.C

UPVC double glazed window to the rear

elevation.

Coving to ceiling. Mid level w.c. Partially tiled walls. Ceramic tiled flooring.

## Stairs and Landing

Coving to ceiling. Built in storage cupboard.

## Bedroom One

13'5" x 8'10" (4.09m x 2.69m)

UPVC double glazed window to the rear elevation.  
Built in wardrobe. Coving to ceiling. Panel radiator. Vinyl flooring.

## Bedroom Two

10'9" x 10'3" (3.28m x 3.12m)

UPVC triple glazed window to the front elevation.  
Fitted wardrobes. Coving to ceiling. Radiator. Laminate flooring.

## Bedroom Three

10'4" x 8'6" (3.15m x 2.59m)

UPVC double glazed window to the front elevation.  
Coving to ceiling. Radiator.

## Bathroom

5'5" x 7'7" (1.65m x 2.31m)

UPVC double glazed window to the rear elevation.  
Three piece fitted bathroom suite by Twyford. Panel bath with a wall mounted shower over. Generous vanity basin unit with storage under and LED lighting. Mid level w.c. Partially tiled walls. Bluetooth speakers. Access to the loft which is boarded and has a ladder and power. Chrome heated towel rail. Vinyl flooring.

## Externally

Front:

At the front of the property, a gated block-paved driveway provides ample off-road parking for multiple vehicles.

Rear:

To the rear, you'll find a generous, well-maintained garden featuring a neatly kept lawn, raised flower borders, decorative slate areas, and a spacious patio—ideal for outdoor entertaining.

## Additional Information

Freehold. Council Tax Band A.

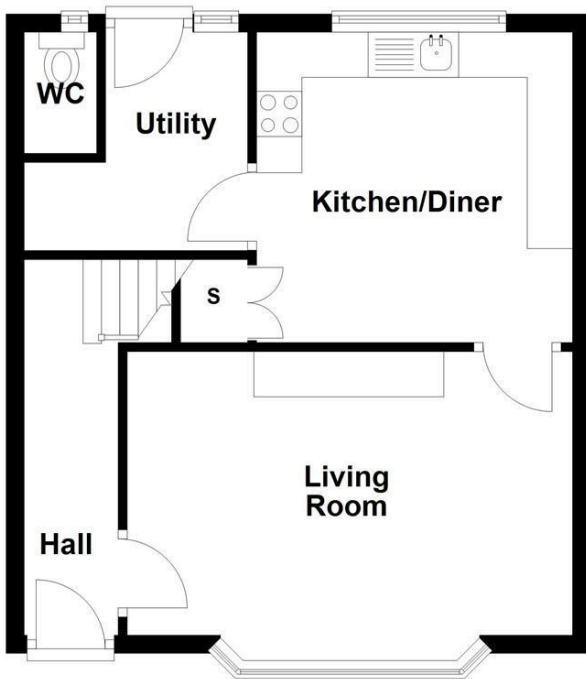
Total Floor Area: TBC.

## Disclaimer

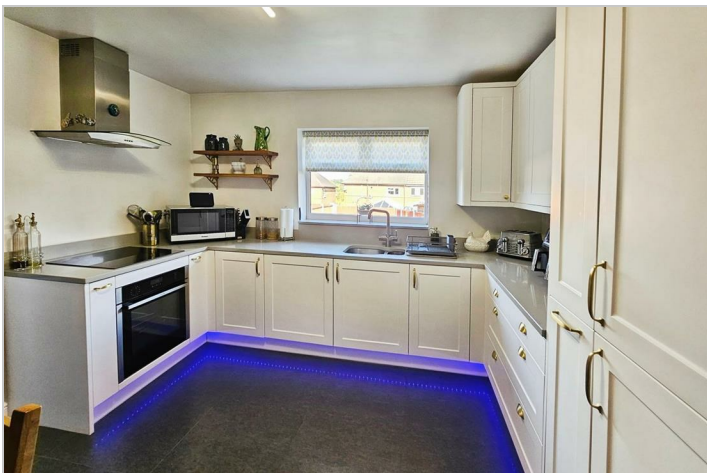
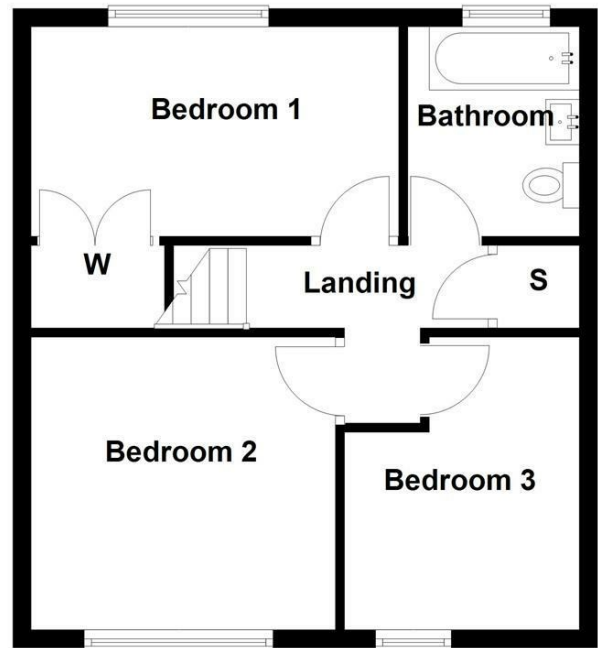
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Tel: 01782 470391

**Ground Floor**



**First Floor**





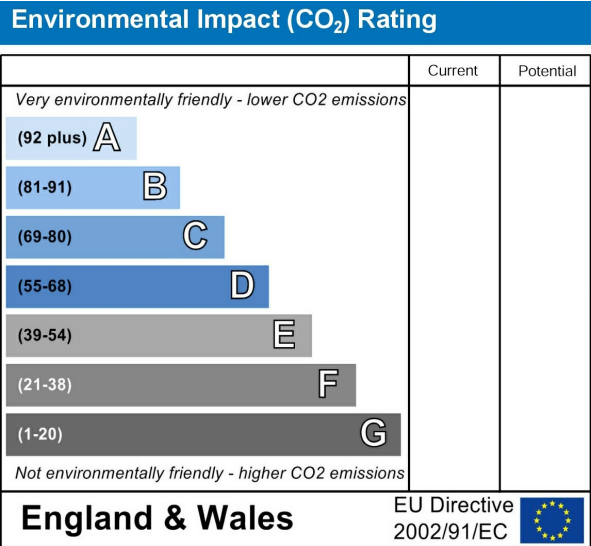
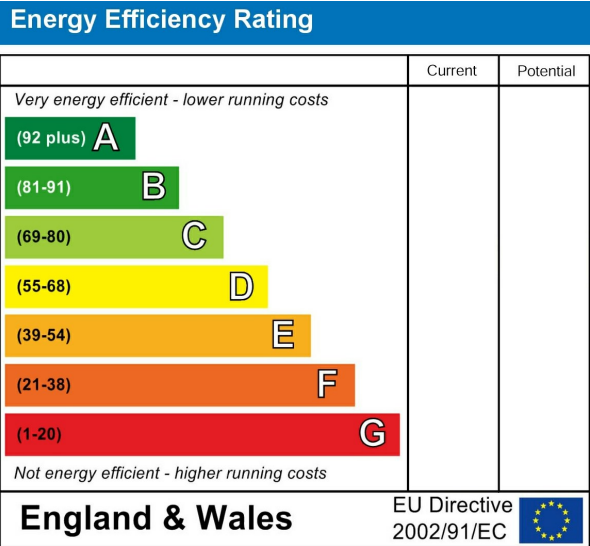
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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