

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Smythe Road

Southampton, SO19 0QL

Asking Price £250,000



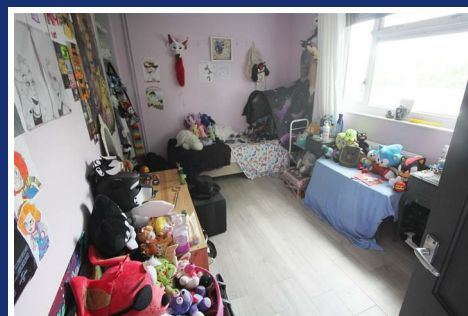
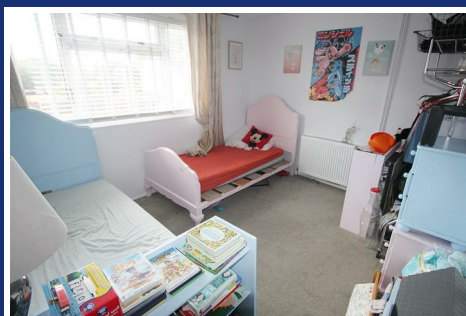
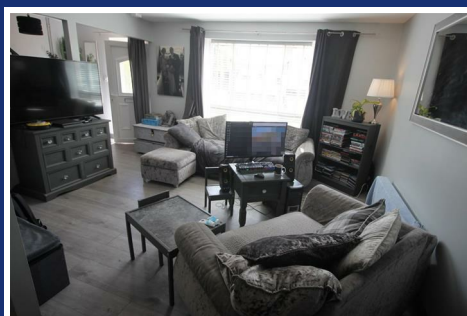
Council Tax: B



# 31 Smythe Road

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## Front Approach

Driveway providing parking for several vehicles, side gated access.

## Entrance Hall

Laminate flooring, radiator, under stairs storage area, stairs to 1st floor, open plan to:

## Living Room

12'0" x 13'9" (3.67m x 4.20m)

Double glazed window to front, laminate flooring, double radiator, TV point, open plan to:

## Kitchen Breakfast room

8'6" x 20'8" (2.61m x 6.30m)

Fitted with a matching range of base and eye level units and drawers with worktops over, stainless steel sink unit single grainer and mixer tap, Plumbing for washing machine, space for American fridge freezer, space for tumble dryer and range oven with extractor hood over, laminate flooring, two double glazed windows to rear aspect, door to:

## Rear Lobby

Laminate flooring, door to garden, open plan door way to store room, door to:

## Wet Room

Low level WC, fitted shower.

## Landing

Fitted carpet, access to loft via hatch, doors to:

## Master Bedroom

10'2" x 12'1" (3.11m x 3.69m)

Double glazed window to front aspect, radiator, fitted carpet, door to storage cupboard.

## Bedroom 2

8'6" x 13'9" (2.61m x 4.20m)

Double glazed window to rear aspect, radiator, fitted carpet, built in wardrobe.

## Bedroom 3

8'9" x 8'6" (2.67m x 2.60m)

Double glazed window to front aspect, radiator, over stairs storage area, fitted carpet.

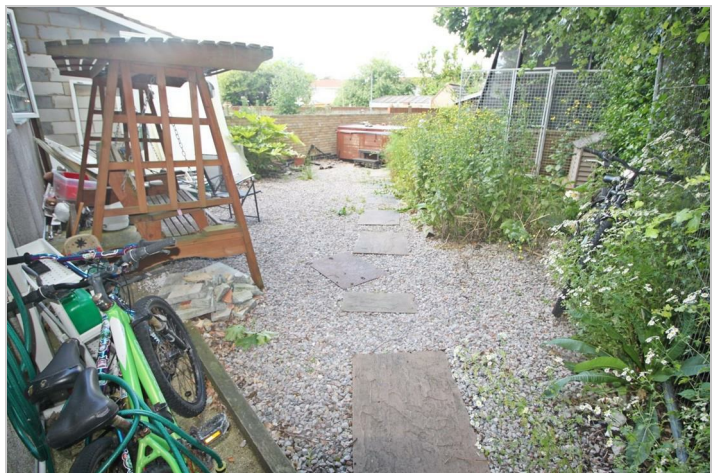
## Bathroom

Fitted with a three piece suite comprising, panelled bath with shower over, low level WC, pedestal wash hand basin,, heated towel rail, tiled surround.

## Rear Garden

Good size rear garden, enclosed by brick wall and fence to rear and sides, gravelled area, raised timber decking seating area with three timber garden sheds, further garden area, side gated access.





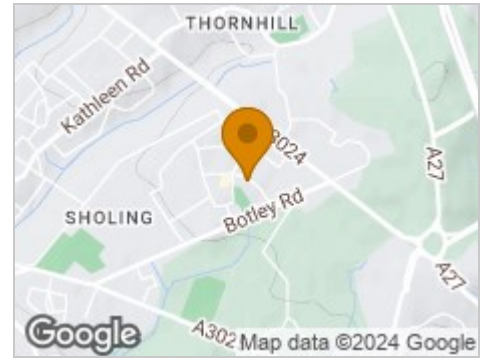
## Road Map



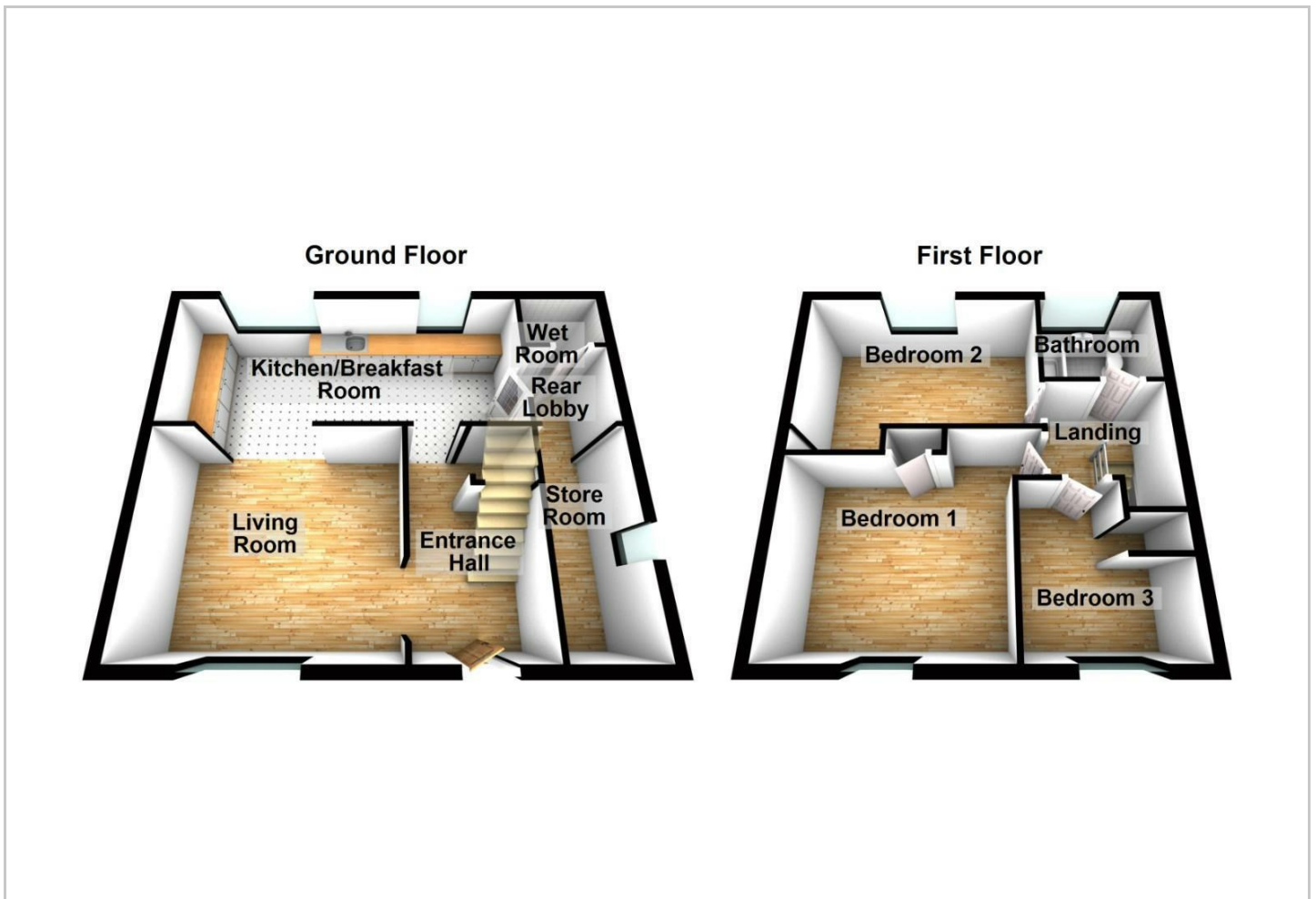
## Hybrid Map



## Terrain Map



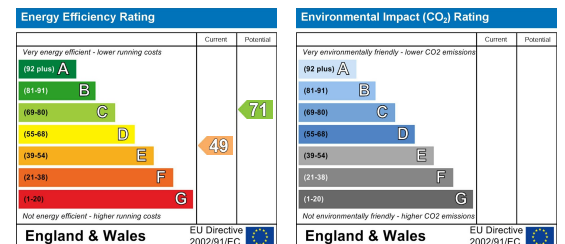
## Floor Plan



## Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.