

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



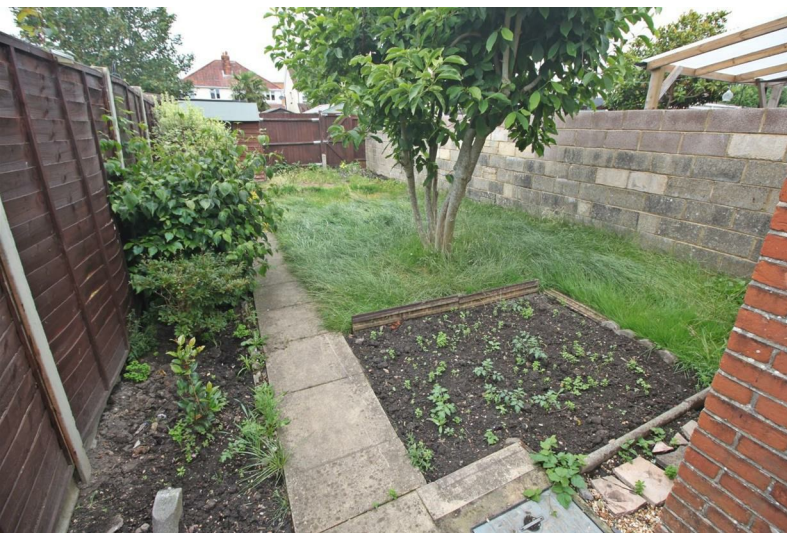
## Ludlow Road

Southampton, SO19 2EL

Asking Price £245,000



Council Tax: B





# 203 Ludlow Road

Southampton, SO19 2EL

Asking Price £245,000



## Porch

Brick built double glazed windows to side, terracotta tiled flooring, door to:

## Entrance Hall

Electric radiator, fitted carpet, cupboard with fuse box, electricity meter, stairs to first floor, door to:

## Living Room

10'10" x 9'9" (3.30m x 2.97m)

Double glazed window to front aspect, electric heater, fitted carpet.

## Dining Room

16'10" x 10'11" (5.13m x 3.33m)

Double glazed window to rear aspect, electric radiator, fitted carpet, door to:

## Kitchen

8'9" x 8'4" (2.67m x 2.54m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for under counter fridge, built-in electric oven, electric hob with extractor hood over, double glazed window to side aspect, vinyl flooring, door to:

## Rear Lobby

Tiled flooring, double glazed door to garden, door to Storage cupboard.

## WC

Opaque double glazed window to rear aspect, low-level WC.

## Shower Room

Two piece suite comprising tiled shower enclosure with shower over, pedestal wash hand basin with half height tiling and electric fan heater, extractor fan, opaque double glazed window to rear aspect.

## Landing

Fitted carpet, Doors to:

## Main Bedroom

16'10" x 9'9" (5.13m x 2.97m)

Two Double glazed windows to front aspect, electric radiator, fitted carpet

## Bedroom 2

10'11" x 8'9" (3.33m x 2.67m)

Double glazed window to rear aspect, electric radiator, fitted carpet

## Bedroom 3

7'10" x 7'10" (2.39m x 2.39m)

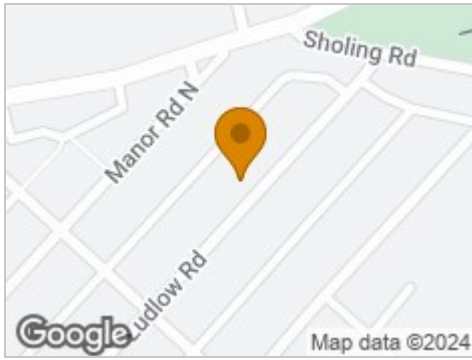
Double glazed window to rear aspect, electric radiator, fitted carpet, telephone point, access to loft hatch

## Rear Garden

Enclosed by wooden panelled fence to rear and sides, mainly laid to lawn with flower and shrub borders, paved patio seating area, rear gated access leading to parking to rear.



## Road Map



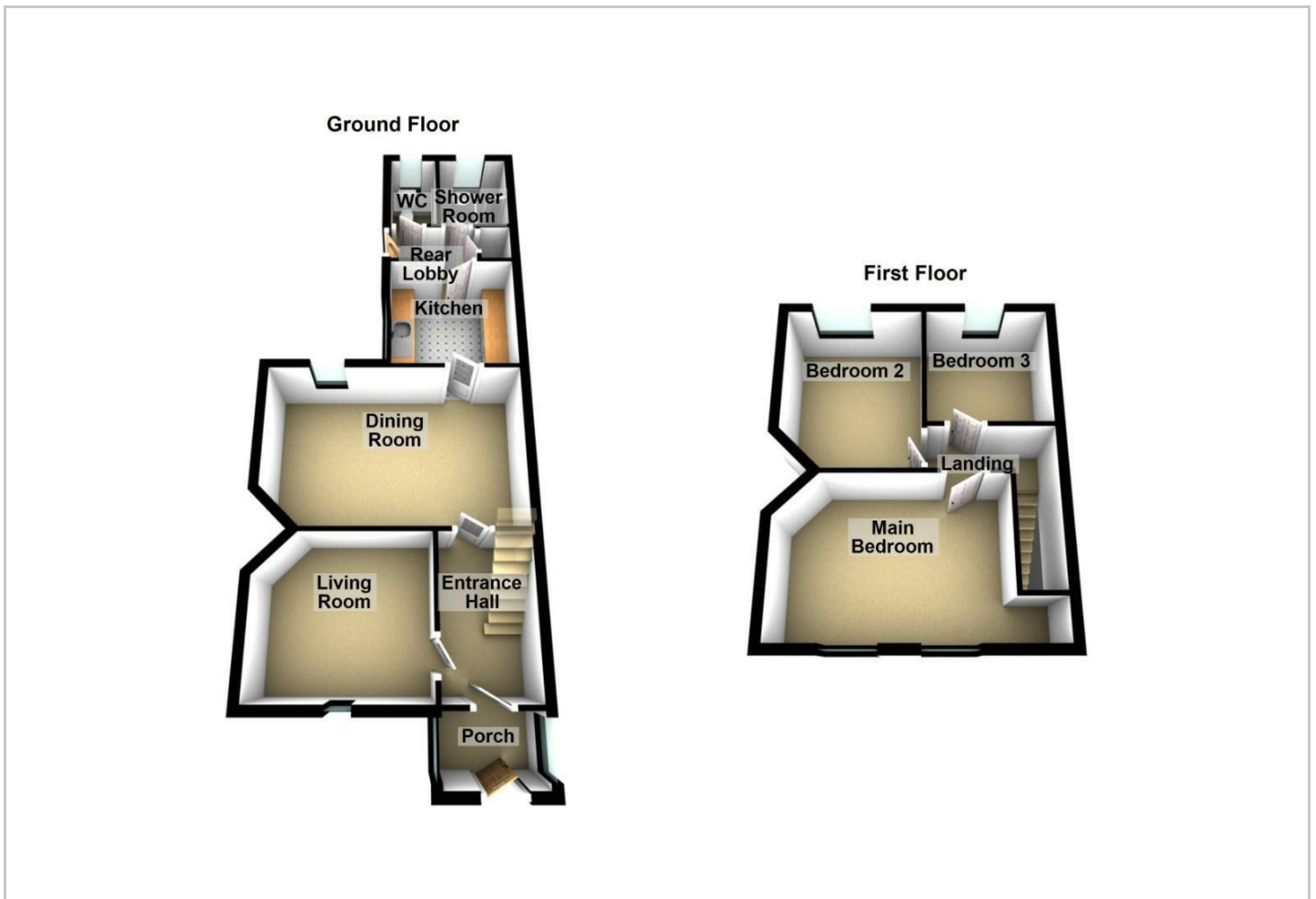
## Hybrid Map



## Terrain Map



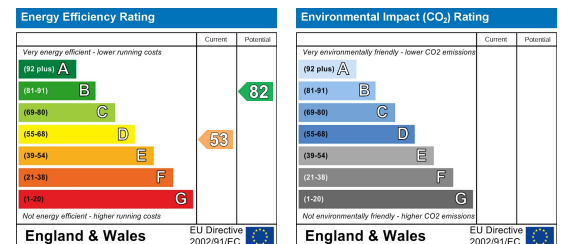
## Floor Plan



## 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.