

HUNTERS[®]

HERE TO GET *you* THERE



Lydgate Green

Southampton, SO19 6LP

Asking Price £260,000



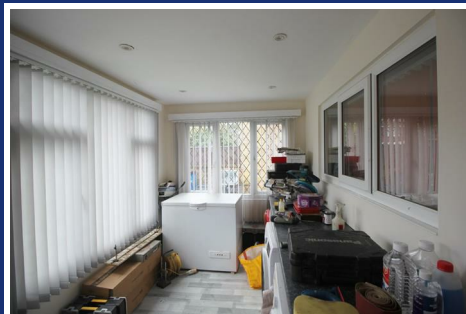
Council Tax: B



25 Lydgate Green

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Porch

Double glazed window to front aspect, wooden flooring, door to:

Entrance Hall

Double glazed window to front aspect, radiator, double radiator, fitted carpet laminate part flooring, dado rail, stairs, door to Storage cupboard, door to:

Kitchen/Breakfast Room

13'6" x 9' (4.11m x 2.74m)

Fitted with a matching range of base and eye level units with drawers, stainless steel sink unit with single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, built-in double oven, four ring gas hob, double glazed window to rear aspect, Storage cupboard, radiator, laminate flooring with recessed ceiling spotlights, door to:

Conservatory

Timber construction with power and light connected, double glazed window to rear aspect, double glazed window to side aspect, laminate flooring with recessed ceiling spotlights, plumbing for washing machine, space for fridge/freezer and tumble dryer with worktop space, door

Living Room

18'4" x 10'6" (5.59m x 3.20m)

Double glazed window to rear aspect, window to front, two radiators, laminate flooring, TV point, coving to ceiling.

First Floor Landing

Fitted carpet, door to Storage cupboard, doors to:

Bedroom 1

12'7" x 10'9" (3.84m x 3.28m)

Double glazed window to front aspect, radiator, laminate flooring with recessed ceiling spotlights, double door to Storage cupboard.

Bedroom 2

12'7" x 10'6" (3.84m x 3.20m)

Double glazed window to front aspect, built-in triple wardrobe(s), radiator, fitted carpet with recessed ceiling spotlights, access to loft hatch with pull down ladder, sliding door,

Bedroom 3

8'1" x 7'4" (2.46m x 2.24m)

Double glazed window to rear aspect, radiator, door to Storage cupboard,

Shower Room

Fitted with two piece suite comprising tiled double shower enclosure with shower over and inset wash hand basin with cupboards under tiled surround, opaque double glazed window to rear aspect, tiled flooring.

Separate WC

Opaque double glazed window to rear aspect, fitted with low-level WC, tiled surround, tiled flooring.

Outside

Enclosed by wooden panelled to rear and sides, block paved patio seating area, mainly laid to lawn, double wooden rear gate gated access, rear.



Road Map



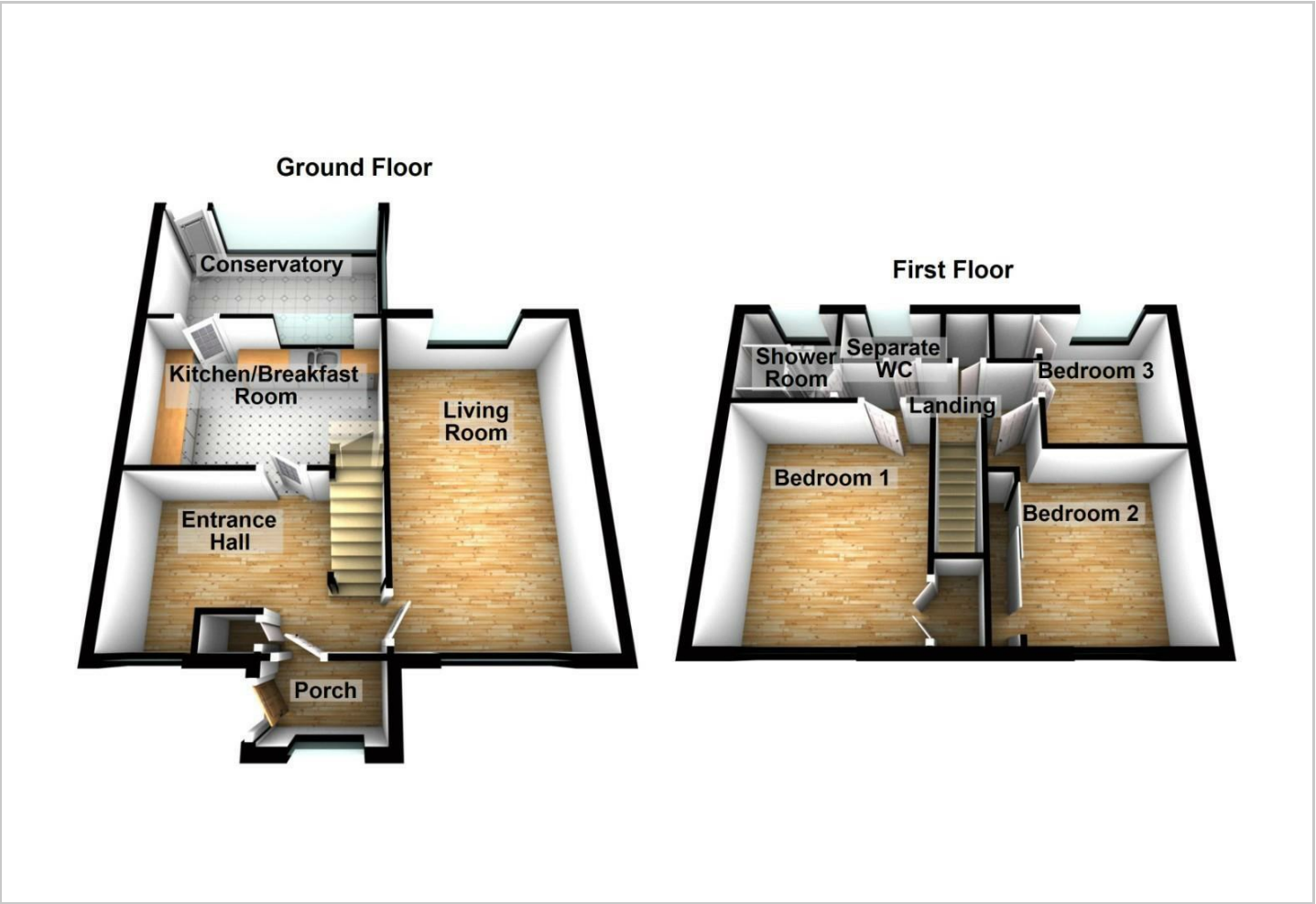
Hybrid Map



Terrain Map



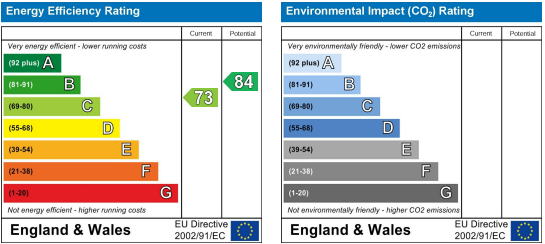
Floor Plan



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.