

# HUNTERS®

HERE TO GET *you* THERE



## Somerset Avenue

Southampton, SO18 5FT

Asking Price £300,000



- SEMI DETACHED FAMILY HOME
- STUDY/STORE ROOM
- 19FT KITCHEN DINING ROOM
- TRIPLE GLAZED WINDOWS
- OFF ROAD PARKING

- THREE BEDROOMS
- DOWNSTAIRS WC
- SEPERATE LIVING ROOM
- REFITTED FAMILY BATHROOM
- WOODED OUTLOOK

Tel: 023 8045 8054

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Southampton, SO18 5FT

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Hunters are delighted to bring to the market this spacious, well presented three bedroom semi detached family home in Harefield. The property comprises 15ft living room with bay window, 19ft kitchen breakfast room with doors opening to paved patio seating area, study/store room with downstairs cloakroom. Upstairs offers three bedrooms and family bathroom. This property also benefits from parking to front and a good size enclosed rear garden backing on to woodland.

### Front Approach

Front garden mainly laid to lawn with steps and pathway leading to front door. Block paved driveway providing tandem parking for two vehicles, leading to door to store room / study / home office.

### Entrance Hall

Double glazed front door, double glazed window to side aspect, radiator, fitted carpet, wall mounted gas combination boiler. Stairs to first floor with under stairs storage cupboard, doors to:

### Living Room

12'10" x 12'7" max (3.91m x 3.84m max)

Triple glazed bay window to front aspect, gas fireplace with chimney breast, double radiator, fitted carpet, TV point.

### Kitchen/Dining Room

19'4" x 10'10" (5.89m x 3.30m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, cooker and range with extractor hood over, triple glazed window to rear aspect, double radiator, tiled flooring, coving to ceiling with recessed ceiling spotlights, double glazed French double doors to garden. Door to;

### Study/Store room

11'8" x 8'1" (3.56m x 2.46m)

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

### Cloakroom

Double glazed window to rear, low-level WC, tiled flooring.

### First Floor Landing

Radiator, fitted carpet, access to loft via loft hatch, doors to:

### Master Bedroom

12'10" x 9'8" (3.91m x 2.95m)

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

### Bedroom 2

11'1" x 10'8" (3.38m x 3.25m)

Triple glazed window to front aspect, double radiator, fitted carpet, storage cupboard.

### Bedroom 3

7'11" x 7'9" (2.41m x 2.36m)

Triple glazed window to front aspect, fitted carpet.

### Bathroom

Refitted with three piece white suite comprising panelled bath with shower over and glass screen, inset wash hand basin with cupboards under and low-level WC. Tiled surround, heated towel rail, opaque triple glazed window to rear aspect.

### Rear Garden

Enclosed by wooden panelled fence rear and sides. Paved patio seating area with garden shed and steps leading up to a lawned area backing on to woodland and school playing field.



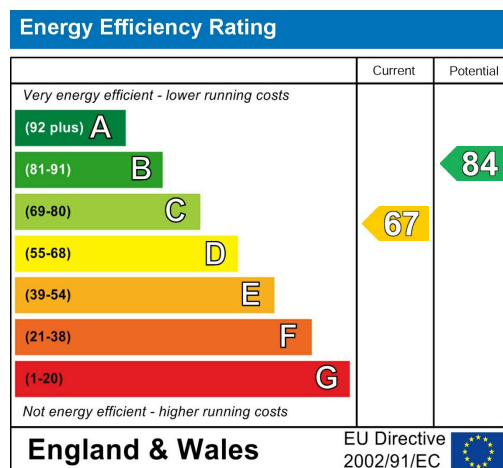
## Floorplan







## Energy Efficiency Graph



## 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.



Road Map



Hybrid Map





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.

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