



**Swanmore Avenue, Southampton SO19 1BL**

**welcome to**

## **Swanmore Avenue, SOUTHAMPTON**

This charming 2 bedroom semi-detached house in Sholing offers modern comfort and traditional charm with a cosy living room, dining room, family bathroom, front and rear gardens and off road parking.

Contact us to arrange a viewing!!

### **Entrance Hall**

Laminate flooring, radiator.

Double glazed window to side, w/c, bath with waterfall shower over, sink with storage underneath, tiles around bath, heated towel rail.

### **Cloakroom**

Laminate flooring, radiator, double glazed window to side, sink, boiler.

### **Lounge**

13' 8" x 12' ( 4.17m x 3.66m )

Double glazed windows to front, laminate flooring, radiator.

### **Dining Room**

13' 6" x 12' 3" ( 4.11m x 3.73m )

Double glazed window to side, radiator, laminate flooring, integrated storage space.

### **Kitchen**

12' 3" x 7' 4" ( 3.73m x 2.24m )

Double glazed window to rear, sink with draining board, space for washing machine, splash back tiles, radiator, space for fridge/freezer, electric hob and oven, oven hood, door to downstairs w/c, double glazed door to side with access to garden.

### **Landing**

Loft access, carpet, radiator.

### **Bedroom 1**

12' 6" x 13' 9" ( 3.81m x 4.19m )

Double glazed window to front, built in shelves, radiator.

### **Bedroom 2**

13' 7" x 9' 7" ( 4.14m x 2.92m )

Double glazed window to rear, radiator, door to storage space.

### **Bathroom**





**Fox and Sons are delighted to welcome to the market this charming 2 bedroom semi-detached house in the sought after area of Sholing, which offers a perfect blend of modern comfort and traditional charm. As you enter the property you are greeted by a cosy living room, perfect for a relaxing evening. The dining room provides a lovely space for entertaining guests and enjoying family meals.**

**The property comprises a well-appointed family bathroom, along with two spacious bedrooms. Outside you will find both front and rear gardens, offering ample space for outdoor activities and al fresco dining. Additionally, off-road parking ensures convenience and peace of mind.**

**Located in the desirable neighbourhood of Sholing, this property is within easy reach of local amenities, local schools within walking distance and transport links. Don't miss this chance to make this delightful house your new home.**



***view this property online*** [fox-and-sons.co.uk/Property/BIT111780](https://fox-and-sons.co.uk/Property/BIT111780)



welcome to

## Swanmore Avenue, SOUTHAMPTON

- 2 bedroom semi-detached house
- Dining room
- Family bathroom
- Off road parking
- Front and rear gardens

Tenure: Freehold EPC Rating: C

**£290,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

view this property online [fox-and-sons.co.uk/Property/BIT111780](http://fox-and-sons.co.uk/Property/BIT111780)



Property Ref:  
BIT111780 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



**023 8044 6724**



[Bitterne@fox-and-sons.co.uk](mailto:Bitterne@fox-and-sons.co.uk)



390c Bitterne Road, Bitterne, SOUTHAMPTON,  
Hampshire, SO18 1BY



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)