







## 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.

#### 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**

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









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.





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# **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

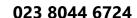
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