



Ailsa Lane, Southampton SO19 7GT

welcome to

Ailsa Lane, Southampton

Much improved three bedroom semi-detached home ** Cul-de-sac location ** Close to amenities ** Entrance hall ** Lounge with inset log burner ** Re-fitted kitchen/dining room ** Three generous size bedrooms ** re-fitted shower room ** Enclosed rear garden ** Driveway providing off street parking **

Entrance Hall

Upvc double glazed front door, radiator, stairs to first floor with storage under.

Lounge

12' 9" x 12' 8" (3.89m x 3.86m)

Upvc double glazed patio door to garden, radiator, inset log burner, storage cupboard.

Kitchen/Dining Room

19' max x 10' 3" max (5.79m max x 3.12m max)

Upvc double glazed french door to garden, upvc double glazed window to front aspect, radiator, matching range of eye and base level units with work surface over, tiled surrounds, one and a half bowl sink drainer, electric oven, plumbing for washing machine and dishwasher, space for American fridge/freezer, space for table and chairs.

Landing

Upvc double glazed window to front aspect, cupboard enclosing wall mounted boiler.

Bedroom 1

13' 1" max x 10' 7" max (3.99m max x 3.23m max)

Upvc double glazed window to rear, radiator.

Bedroom 2

10' 5" max x 10' 1" max (3.17m max x 3.07m max)

Upvc double glazed window to rear aspect, radiator.

Bedroom 3

8' 4" x 8' 1" (2.54m x 2.46m)

Upvc double glazed window to front aspect, radiator.

Shower Room

Upvc obscure double glazed window to side aspect, heated towel rail, double shower cubicle, wash hand basin with utility under, w/c with concealed cistern, tiled floor and surrounds.

Rear Garden

Polycarbonate canopy, pedestrian side aspect, astro turf, storage shed, enclosed to perimeters.

Front Garden

Pathway to front door, laid to lawn area.

Driveway

Providing off street parking.





Much improved three bedroom semi-detached home ** Cul-de-sac location ** Close to amenities ** Entrance hall ** Lounge with inset log burner ** Re-fitted kitchen/dining room ** Three generous size bedrooms ** re-fitted shower room ** Enclosed rear garden ** Driveway providing off street parking ** No chain ahead!



view this property online fox-and-sons.co.uk/Property/BIT111977



welcome to

Ailsa Lane, Southampton

- 3 bedroom semi-detached home
- Cul-de-sac location
- Fitted kitchen/dining room
- Lounge with log burner
- Shower room

Tenure: Freehold EPC Rating: E

£265,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online fox-and-sons.co.uk/Property/BIT111977



Property Ref:
BIT111977 - 0005

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



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



fox-and-sons.co.uk