



Gorselands Road, Southampton SO18 5QG

welcome to

Gorselands Road, Southampton

DON'T MISS OUT!!

This charming three bedroom end of terrace house is the perfect family home, ideally situated within reach of local primary schools. Featuring a cosy electric fireplace, separate dining room and a modern kitchen and bathroom.

Entrance Hall

Double glazed door and window to side, double doors, coat and shoe cupboard, lino flooring, lighting, door to;

Lounge

13' 8" x 17' 5" max (4.17m x 5.31m max)
Double glazed window to front, TV and telephone points, electric fireplace, radiator, cupboard, laminate flooring.

Dining Room

8' 4" x 9' 8" (2.54m x 2.95m)
Double glazed window to rear, cupboard, lino flooring, radiator, door to;

Kitchen

10' 3" x 7' 4" (3.12m x 2.24m)
Double glazed window to rear, wall and base units, work surfaces, stainless steel sink and drainer, space for gas cooker, plumbing for a dishwasher, space for undercounter fridge, single glazed door to;

Conservatory

Double glazed window to rear and side, double glazed sliding door to rear, base units, plumbing for washing machine, wall lights and electrics.

Landing

Split level landing, built in cupboard, carpeted, doors to;

Bedroom 1

Double glazed window to front, built in wardrobe space, laminate flooring, radiator.

Bedroom 2

Double glazed window to rear, laminate flooring, radiator.

Bedroom 3

Double glazed window to front, carpeted, radiator.

Bathroom

Double glazed window to rear, bath with mixer taps, w/c, wash hand basin, extractor fan, radiator, lino flooring, partially tiled walls.

Garage

Up and over door, concrete hard standing.





Welcome to this charming three bedroom end of terrace house, a perfect family home. This inviting property is presented beautifully throughout, making it an ideal choice for those seeking a move-in ready residence.

Upon entering, you are greeted by a spacious lounge featuring an electric fireplace, creating a cosy atmosphere. The separate dining room is perfect for entertaining guests or enjoying family meals. The modern kitchen boasts ample storage space and space for appliances. The adjoining conservatory offers an abundance of natural light and serves as a versatile space.



Upstairs, you will find three well-proportioned bedrooms and a modern family bathroom. Outside, the front and rear gardens provide a delightful outdoor space for children to play or for hosting summer barbecues. Further benefits include parking for two cars and a garage, providing convenience and additional storage options.

The property is situated just a short walk away from West End village centre, perfect for those looking to be near local amenities.



view this property online fox-and-sons.co.uk/Property/BIT111948



welcome to

Gorselands Road, Southampton

- Three Bedrooms
- End of Terrace House
- Conservatory
- Modern Kitchen and Bathroom
- Front & Rear Gardens

Tenure: Freehold EPC Rating: D

offers in excess of

£300,000



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

view this property online fox-and-sons.co.uk/Property/BIT111948



Property Ref:
BIT111948 - 0008

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