



**Kingsfold Avenue, Southampton SO18 2PZ**

**welcome to**

## **Kingsfold Avenue, Southampton**

This wonderful three bedroom semi-detached house in Bitterne Park is located close to schools and the picturesque Riverside Park, making it the perfect family home. Ready for you to put your own stamp on the place, arrange a viewing to see the full potential this home has to offer!

### **Entrance Porch**

Steps leading to front door, lawned area with railway sleepers.

### **Entrance Hall**

Under stairs cupboard, radiator, carpeted, UPVC double glazed front door.

### **Lounge/Diner**

23' 4" max x 11' 4" ( 7.11m max x 3.45m )  
Radiator, double glazed windows to the front, double glazed UPVC door and windows to the rear.

### **Kitchen**

10' 9" x 8' 7" ( 3.28m x 2.62m )  
Laminate flooring, double glazed UPVC door to rear with side window, integrated oven, hob and hood, space for white goods, double glazed window to the side, chrome sink with mixer taps and drainer.

### **Landing**

Carpeted, doors leading to all rooms, airing cupboard housing boiler, storage cupboard above stairs.

### **Bedroom 1**

12' 2" max x 11' 4" max ( 3.71m max x 3.45m max )  
Carpeted, radiator, double glazed window to front.

### **Bedroom 2**

11' 6" x 10' 10" max ( 3.51m x 3.30m max )  
Built in wardrobes, carpeted, spot lights, double glazed windows to the rear, radiator.

### **Bedroom 3**

7' 9" x 7' 6" ( 2.36m x 2.29m )  
Carpeted, double glazed window to front, radiator.

### **Bathroom**

Radiator, tiled walls and floor, frosted double glazed window to rear, w/c, wash hand basin with mixer taps, spot lights, extractor fan, walk-in shower with enclosure.

### **Rear Garden**

Greenhouse, shed, partly lawn, patio area, borders, side gated access, fenced in, path leading up garden, fruit trees, water supply.

### **Garage**

20' 11" x 9' 4" ( 6.38m x 2.84m )  
Electric door, electrics, insulation.







**We're delighted to welcome to the market this three bedroom semi-detached house, located in the desirable Bitterne Park area. As you enter the property, you are greeted by a spacious and inviting living room/dining area, perfect for family gatherings. The fitted kitchen boasts ample storage and worktop space.**

**Upstairs, you will find three comfortable bedrooms and a shower room, ensuring convenience and comfort.**

**Outside, the property features a large rear garden, ideal for children to play, garden enthusiasts or simply for those who enjoy being outdoors. Further benefits include a front garden and a driveway.**

**Situated in a great location, this home is close to local schools and Riverside Park, making it an ideal choice for families.**

**Don't miss out on the opportunity to make this house your next home!**



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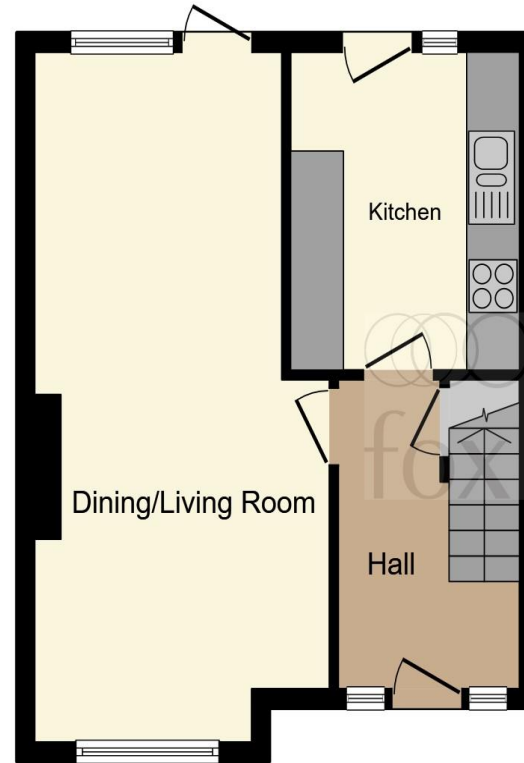
welcome to

## Kingsfold Avenue, Southampton

- Three Bedrooms
- Semi-Detached House
- Shower Room
- Spacious Living/Dining Area
- Large Rear Garden

Tenure: Freehold EPC Rating: C

**£290,000**



**Ground Floor**



**First Floor**

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)

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