



**Archery Road, Southampton SO19 9EQ**

**welcome to**

## **Archery Road, Southampton**

Situated in the heart of Woolston, don't miss out on viewing this fantastic three bedroom detached house. The property benefits from spacious rooms, original fireplaces, a garage and driveway providing off-road parking for three cars.

### **Entrance Hall**

Access to all rooms.

### **Cloakroom**

W/c, wash hand basin, single glazed window to the front.

### **Lounge**

10' 10" x 15' 10" ( 3.30m x 4.83m )

French doors leading to the garden, original gas fireplace, floorboards.

### **Dining Room**

16' 10" x 11' 8" ( 5.13m x 3.56m )

Beautiful featured bay window, original flooring, gas radiator, log burner.

### **Kitchen**

15' 10" x 9' 3" ( 4.83m x 2.82m )

Double glazed windows to side and rear, electric hob, undercounter space for white goods, fridge/freezer, overhead extractor, wall and base units, work surfaces, access to garden.

### **Landing**

Access to all rooms, built in storage.

### **Bedroom 1**

14' 2" x 12' 6" ( 4.32m x 3.81m )

Bay window to the front, double room, built in storage, original floorboards, gas radiator.

### **Bedroom 2**

12' 4" x 10' 10" ( 3.76m x 3.30m )

Double room, double glazed window to rear, original floorboards.

### **Bedroom 3**

11' 10" x 8' 6" ( 3.61m x 2.59m )

Double room, double glazed window to rear, gas radiator, loft access.

### **Bathroom**

W/c, wash hand basin, heated towel rail, separate shower and bath, double glazed window to the side.

### **Front Garden**

Block paved, driveway for 3 cars.

### **Rear Garden**

Nicely presented West facing garden, side access.

### **Outbuilding**

Workshop with running electrics.

### **Garage**

Running electrics, access to garden.







**Welcome to this delightful three bedroom detached house located in the heart of Woolston, perfect for families or those seeking a comfortable and inviting home.**

**As you step inside, you are greeted by a spacious lounge featuring an original gas fireplace. The separate dining room is generously sized and features a cosy log burner, perfect for hosting gatherings and dinner parties. The well-appointed kitchen offers plenty of storage and worktop space, and further benefits include a downstairs cloakroom.**

**Heading upstairs, you will discover three generously sized double rooms, each benefiting from plenty of natural light. The family bathroom is functional, boasting both a shower and bath.**

**Outside, the West facing garden is presented nicely, with the added bonus of a workshop which could also be used as an extra storage space. The property also comes with a garage.**



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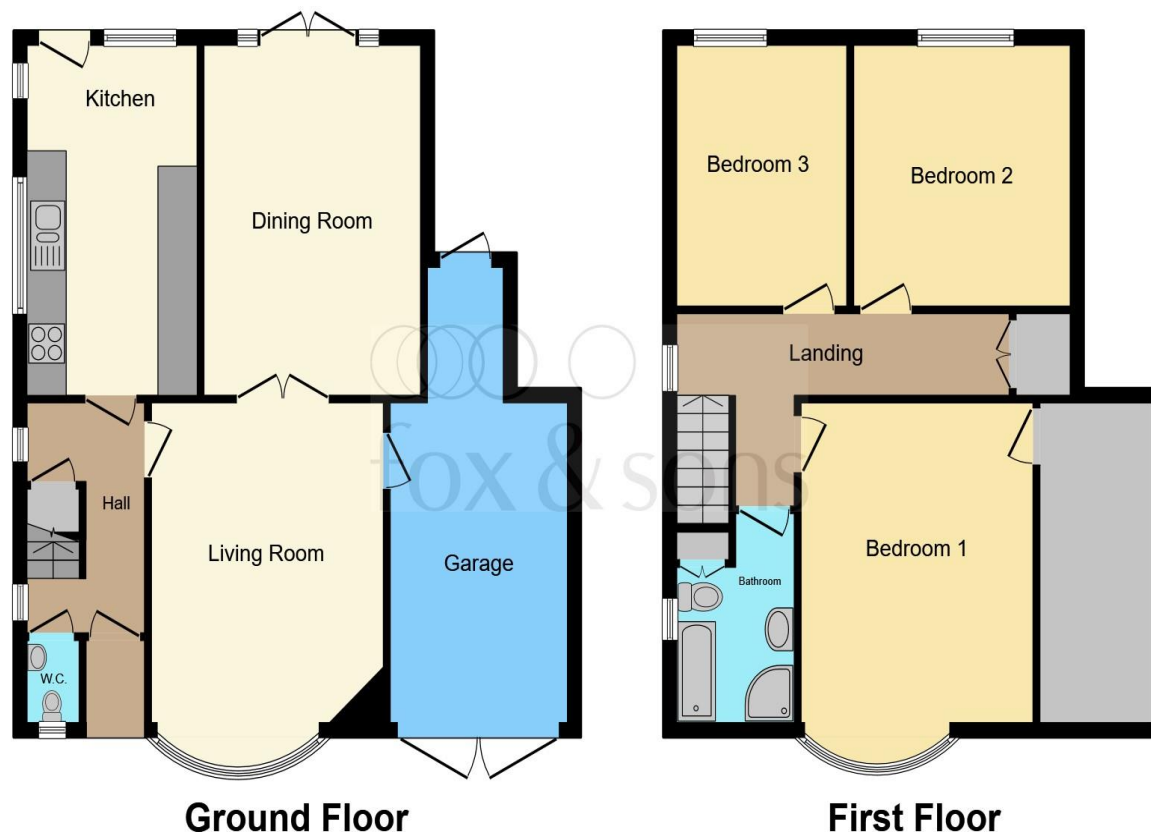
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## Archery Road, Southampton

- Three Bedrooms
- Detached House
- Spacious Rooms
- Driveway
- Garage

Tenure: Freehold EPC Rating: Awaited

**£400,000**



**Ground Floor**

**First Floor**

Total floor area 133.4 m<sup>2</sup> (1,436 sq.ft.) approx

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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