



Coalville Road, Southampton SO19 8GQ

welcome to

Coalville Road, Southampton

BOOK TO VIEW!!

This three bedroom semi-detached house in Sholing benefits from spacious rooms, a modern living area, galley style kitchen, family bathroom, North facing rear garden and a driveway suitable for two cars.

Front

Paved drive, space for two cars, access down the side to the garden.

Entrance Hall

Understairs storage, combination boiler, access to all rooms.

Lounge

11' x 11' 9" (3.35m x 3.58m)

Modern living space, outlook to front, carpeted throughout, gas radiator.

Dining Room

11' x 11' 11" (3.35m x 3.63m)

Laminate flooring, gas radiator, French doors leading to garden.

Kitchen

11' 10" x 5' 7" (3.61m x 1.70m)

Galley styled kitchen providing space for white goods, double glazed window to side, access to garden.

Landing

Access to all rooms, loft space, carpeted throughout, double glazed window to side.

Bedroom 1

12' 3" x 11' (3.73m x 3.35m)

Lovely sized main bedroom, carpeted throughout, double glazed window to front.

Bedroom 2

11' 11" x 8' 7" (3.63m x 2.62m)

Good size double room with double glazed window to rear, gas radiator, carpeted throughout.

Bedroom 3

8' 7" x 8' 1" (2.62m x 2.46m)

Gas radiator, carpeted throughout, double glazed window to rear.

Bathroom

Bathtub with overhead shower, w/c, wash hand basin, double glazed window to front, gas radiator.

Rear Garden

North facing garden, separate patio and green area, wooden shed, side access.





Fox & Sons are delighted to welcome to the market this three bedroom semi-detached house in Sholing.

Inside, you will find a modern spacious lounge, filled with natural light. The dining room is generously sized with French doors leading to the rear garden. The galley style kitchen provides ample storage and worktop space, with space for white goods.

Upstairs, you will find three generously sized bedrooms and a family bathroom.

The North facing rear garden benefits from a wooden shed, perfect for those needing an extra storage space. There is a driveway at the front of the property with parking for two cars.

The property is ideally located, with local amenities within reach and easy access to the M27, perfect for those needing to commute.

Don't miss out on making this house your new home!



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welcome to

Coalville Road, Southampton

- Three Bedrooms
- Semi-Detached
- Modern Living Area
- Spacious Rooms
- Galley style kitchen

Tenure: Leasehold EPC Rating: C

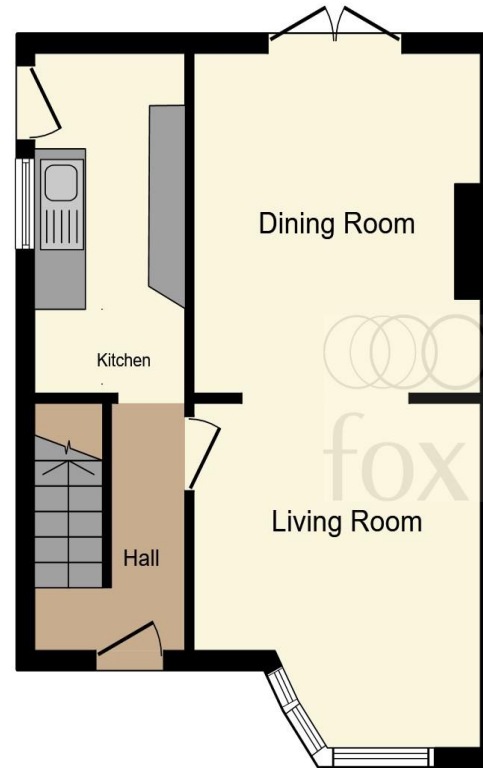
Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 5.00

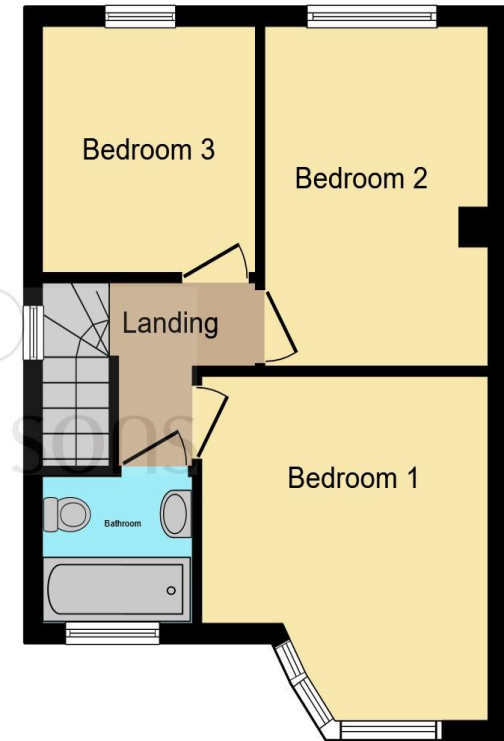
This is a Leasehold property with details as follows; Term of Lease 998 years from 29 Sep 1934. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£280,000



Ground Floor



First Floor

Total floor area 71.4 m² (768 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

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Property Ref:

BIT112180 - 0011

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fox & sons



023 8044 6724



Bitterne@fox-and-sons.co.uk



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



fox-and-sons.co.uk