



Loane Road, Southampton SO19 2PE

welcome to

Loane Road, Southampton

BOOK TO VIEW!!

Presented beautifully throughout, don't miss out on viewing this fantastic 3 bedroom semi-detached home. Featuring a spacious kitchen/diner, modern bathroom, generous rear garden, downstairs w/c and off-road parking.

Entrance Hall

Double glazed door to the front aspect, radiator, carpeted, stairs to first floor landing, doors to;

Lounge

11' 10" x 12' (3.61m x 3.66m)

Double glazed bay window to the front aspect, carpeted, radiator, TV point, electric fireplace, carpeted.

Second Reception Room

11' 6" x 10' (3.51m x 3.05m)

Double glazed window to rear aspect, radiator, carpeted.

Cloakroom

W/c, wash hand basin with cupboard below.

Kitchen/Diner

21' 6" x 10' 11" (6.55m x 3.33m)

Double glazed patio doors to the rear aspect leading to garden, double glazed window to the side aspect, wall and base units, work surfaces, integrated dual oven and microwave, washing machine, dishwasher, gas hob with cooker hood above, space for fridge/freezer, butler sink, radiator.

Landing

Stairs from ground floor entrance hall, loft hatch, cupboard, carpeted, doors to;

Bedroom 1

5' 8" x 15' 7" (1.73m x 4.75m)

Double glazed windows to the front aspect, carpeted, radiator, TV point.

Bedroom 2

10' x 10' 11" (3.05m x 3.33m)

'L' shaped, double glazed window to the side aspect, carpeted, radiator.

Bedroom 3

7' 2" x 10' (2.18m x 3.05m)

Double glazed window to the rear aspect, carpeted, radiator.

Bathroom

Double glazed window to the side aspect, skylight, bath with mixer taps and shower above with waterfall shower head, w/c, heated towel rail, wash hand basin with cupboards below, extractor fan, partially tiled walls.

Garden

Enclosed rear garden with side access from the front driveway, laid patio with ample of room for table and chairs leading to a laid turf area.





Fox & Sons are delighted to welcome to the market this spacious 3 bedroom semi-detached house, situated close to local amenities and not too far from Sholing train station.

The property benefits from a cosy lounge, featuring a bay window and electric fire. The kitchen/diner is spacious and modern, with integrated appliances and patio doors leading to the rear garden. Further benefits include a downstairs w/c and second reception room.

Upstairs, you will find three generous bedrooms, boasting natural light and plenty of room for storage. The bathroom is functional and modern, boasting a bath with shower above.

To the front of the property there is off-road parking for added convenience. The rear garden is generously sized featuring lawn and paved areas.

Presented beautifully throughout, don't miss out on viewing this fantastic home!



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welcome to

Loane Road, Southampton

- Semi-Detached House with Side Access to Garden
- Three Bedrooms
- Spacious Kitchen/Diner at the Rear of the Property
- Downstairs W/c & Upstairs Bathroom
- Generous Rear Garden with Laid Patio and Turf Areas

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 998 years from 29 Sep 1870. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£340,000



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

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Property Ref:
BIT112353 - 0004

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