



Edelvale Road, Southampton SO18 5PX

welcome to

Edelvale Road, Southampton

Situated close to local amenities and with local primary schools nearby, don't miss out on viewing this fantastic 3 bedroom semi-detached house. The property is spread across three levels and features two reception rooms, a spacious kitchen, downstairs w/c, en suite to master and off-road parking.

Front Garden

Paved driveway suitable for 2 cars.

Entrance Hall

Under stairs storage, gas radiator, laminate flooring, access into kitchen area, stairs to first floor.

Second Reception Room

15' 4" x 7' 11" (4.67m x 2.41m)

Second reception room currently used as a cosy room/dining space with access to cupboard/storage area.

Kitchen

15' 5" x 11' 5" (4.70m x 3.48m)

Beautifully presented kitchen with a generous amount of worktop space, gas radiator, wall and base cupboard units, electric oven, gas hob, overhead extractor, space for white goods and a double glazed window to the rear aspect overlooking the rear garden.

Cloakroom

W/c, wash hand basin, heated towel rail, double glazed window to the rear aspect.

First Floor Landing

Carpet throughout, gas radiator, doors leading to lounge and bathroom, double glazed window to the front aspect.

Lounge

24' 7" x 11' 7" (7.49m x 3.53m)

Gas radiator, lovely size space split into office space and living area, double glazed windows to the front and rear aspect.

Bathroom

Bath with overhead shower, aqua panelling, w/c, wash hand basin unit with storage, heated towel rail, laminate flooring, double glazed window to the rear aspect.

Second Floor Landing

Carpet throughout, double glazed window to the front aspect, built in storage.

Bedroom One

11' 9" x 11' 1" (3.58m x 3.38m)

Carpet throughout, double glazed window to the front aspect, built in wardrobes, door to;

En Suite

Shower cubicle, sink, extractor fan.

Bedroom Two

10' 1" x 9' 11" (3.07m x 3.02m)

Carpet throughout, double glazed window to the rear aspect, gas radiator.

Bedroom Three

10' x 7' 1" (3.05m x 2.16m)

Built in storage, carpet throughout, gas radiator, double glazed window to the rear aspect.

Rear Garden

Enclosed North facing rear garden with patio and lawn areas, shed and side access.

Basement

Access to the basement via the dining room, great for storage.





Welcome to this elegantly designed semi-detached house, thoughtfully spread across three floors. As you step inside, you are greeted by a spacious entrance hall that sets the tone for the rest of the home.

The ground floor features a versatile reception room, currently used as a cosy room and dining area. The modern kitchen is generous in size, offering ample worktop and storage space. Additionally, there is a convenient downstairs w/c and direct access to the rear garden.

On the first floor, you'll find a spacious living room, currently utilised as a combined living and office area. This level also includes a well-appointed family bathroom.

The second floor features all three bedrooms, with the master bedroom boasting the added luxury of an en suite shower room. The house is designed with plenty of storage options throughout.

Outside, the property has a driveway with parking suitable for up to 2 cars. The rear garden is enclosed with patio and lawn areas, perfect for those who enjoy spending time outdoors.



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welcome to

Edelvale Road, Southampton

- Semi-Detached House
- Three Bedrooms
- Second Reception Room
- En Suite to Master
- Downstairs W/c and Bathroom

Tenure: Freehold EPC Rating: C

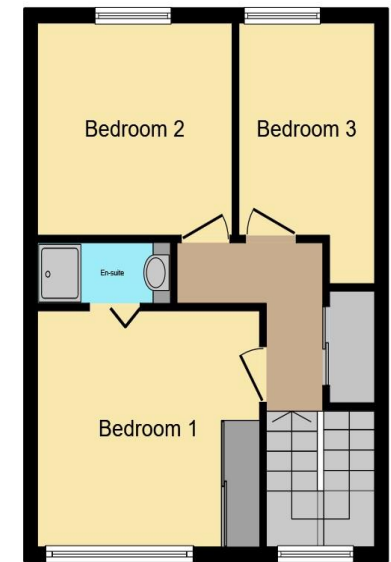
£325,000



Ground Floor



First Floor



Second 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

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Property Ref:
BIT112435 - 0003

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells



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