



**Birchwood, Southampton SO19 6AX**



**welcome to**

## **Birchwood, Southampton**

BOOK TO VIEW!

Don't miss out on viewing this fantastic 3 bedroom home, located ideally close to local amenities and with easy access to the M27. The property features a spacious lounge/diner, low maintenance rear garden, family bathroom, off-road parking and a garage.

### **Front Garden**

Well-kept lawn with paved driveway suitable for 2 cars.

### **Entrance Hall**

Access to all rooms, laminate flooring.

### **Living/Dining Room**

23' 6" x 10' 1" ( 7.16m x 3.07m )

Gas radiator, laminate flooring throughout, double glazed window to the front and rear aspect, open plan living/dining space.

### **Kitchen**

11' 5" x 8' 6" ( 3.48m x 2.59m )

Wall and base cupboard units, electric oven, gas hob, overhead extractor, worktop space, space for white goods, access to garden.

### **Landing**

Access to all rooms, storage cupboard, access to loft, carpet throughout.

### **Bedroom One**

12' 6" x 11' 7" ( 3.81m x 3.53m )

Gas radiator, double room, double glazed window to the rear aspect, carpet throughout.

### **Bedroom Two**

11' 6" x 10' 10" ( 3.51m x 3.30m )

Gas radiator, double room, double glazed window to the front aspect, carpet throughout.

### **Bedroom Three**

8' 6" x 8' 5" ( 2.59m x 2.57m )

Gas radiator, carpet throughout, double glazed window to the rear aspect, built in storage,

### **Bathroom**

Bath with overhead shower, tiled throughout, wash hand basin, w/c, gas radiator, double glazed window to the rear aspect.

### **Loft Space**

Partially boarded, running electrics.

### **Rear Garden**

Enclosed North facing rear garden with paving, outside tap and side access.

### **Garage**

Brick built garage suitable for storage, or can fit a small car, with running electrics.





**This charming 3 bedroom semi-detached house is located in a desirable residential area, offering convenient access to local amenities and Netley Common. With easy access to the M27, this home is perfectly situated for commuters and families alike.**

**Upon entering, you are welcomed by an entrance hall with doors leading to the kitchen and lounge/dining room. The lounge/diner is generously sized featuring a cosy fireplace and doors leading to the rear garden, filling the room with plenty of natural light. The fitted kitchen benefits from ample storage and worktop space, with plenty of room for appliances. The vendor has advised a brand new boiler was fitted 3 years ago. Upstairs, you will find 3 bedrooms and a family bathroom.**

**Outside, the rear garden is both spacious and low maintenance, providing a wonderful outdoor area. The front garden is well-kept, with the added bonus of a driveway and garage.**

**Don't miss out on viewing this fantastic home!**



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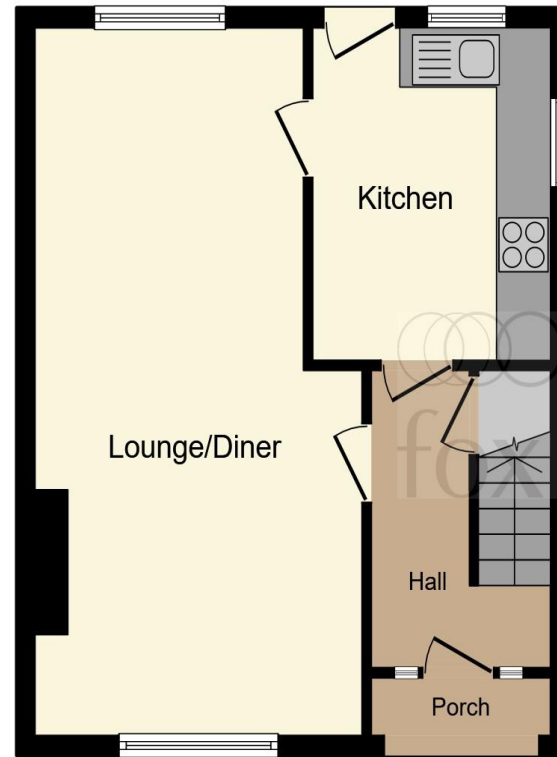
welcome to

## Birchwood, Southampton

- Semi-Detached House
- 3 Bedrooms
- Spacious Lounge/Diner
- Generous Kitchen
- Front & Rear Gardens

Tenure: Freehold EPC Rating: F

**£315,000**



**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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