



**Butts Road, Southampton SO19 1BJ**

**welcome to**

## **Butts Road, Southampton**

Available with NO ONWARD CHAIN, we're delighted to welcome to the market this spacious 2 bedroom semi-detached house. Featuring a 25 ft lounge/diner, downstairs w/c, rear garden and a driveway, don't miss out and arrange a viewing today!

### **Entrance Hall**

Door to the front aspect, double glazed window to the side aspect, stairs to first floor, under stairs storage cupboard, radiator, doors to;

### **Cloakroom**

W/c, wash hand basin, light.

### **Lounge/Diner**

25' 5" max x 15' 8" max ( 7.75m max x 4.78m max )  
Double glazed bay window to the front aspect, double glazed window to the side aspect, TV point, laminate flooring, two radiators.

### **Kitchen**

7' 1" x 14' 7" ( 2.16m x 4.45m )  
Double glazed window to the rear aspect, double glazed patio doors to the rear aspect, wall and base cupboard units, work surfaces, stainless steel sink and drainer, space for fridge/freezer, plumbing for washing machine, radiator, central heating boiler.

### **Landing**

Double glazed window to the side aspect, radiator, cupboard, doors to;

### **Bedroom One**

13' 9" x 9' 5" ( 4.19m x 2.87m )  
Double glazed bay window to the front aspect, laminate flooring, radiator.

### **Bedroom Two**

11' 7" x 9' 11" ( 3.53m x 3.02m )  
Double glazed window to the rear aspect, fitted wardrobes, radiator.

### **Bathroom**

Double glazed window to the rear aspect, bath with mixer taps and shower attachment above, w/c, wash hand basin, heated towel rail, fully tiled walls.

### **Rear Garden**

Enclosed rear garden with laid patio and turf, gates and vehicle access at the bottom of the garden.







**Fox & Sons are delighted to welcome to the market this 2 bedroom semi-detached house, located close to local amenities and with easy access to the M27.**

**Inside, this home features a generous 25 ft lounge/diner, boasting plenty of natural light and offering a great space for entertaining. The fitted kitchen offers plenty of storage and worktop space, with room for appliances and patio doors leading to the rear garden. Further benefits include a downstairs w/c.**



**Upstairs, there are two bedrooms, both reasonably sized and bedroom two offering fitted storage. The family bathroom is functional featuring a bath with shower above, perfect for everyday living.**

**Available with no onward chain, don't miss out and see the potential this home has to offer!**



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welcome to

## Butts Road, Southampton

- 2 Bedroom Semi-Detached House
- NO CHAIN
- 25 ft Lounge/Diner
- Vehicle Access at Rear
- Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£240,000**



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](http://www.focalagent.com)

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Property Ref:

BIT112480 - 0002

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