



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 4 bedroom town 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.

Entrance Hall

Entrance door, under stairs storage, stairs leading to first floor, laminate flooring, access to;

Kitchen

14' 8" x 9' 4" (4.47m x 2.84m)

Double glazed window to rear, wall and base units, work surfaces, stainless steel sink and drainer, gas range cooker, space for fridge/freezer and dishwasher.

Dining Room

15' 1" x 7' 11" (4.60m x 2.41m)

Double glazed window to front, radiator, laminate flooring, storage cupboard.

Utility Room

8' x 5' 1" (2.44m x 1.55m)

Plumbing for washing machine, space for tumble dryer, combi boiler, doors to downstairs w/c, and garden.

Cloakroom

Double glazed window to rear, w/c, wash hand basin, shower cubicle, heated towel rail.

Landing

Double glazed window to front, carpeted, doors to;

Lounge

17' 7" x 17' 5" (5.36m x 5.31m)

Double glazed window to front, TV point, fireplace, radiator, laminate flooring.

Bathroom

Double glazed window to rear, Jacuzzi bath tub, w/c, wash hand basin, radiator, tiled flooring.

Bedroom Three

10' 1" x 9' 1" (3.07m x 2.77m)

Double glazed window to rear, carpeted, radiator.

Landing Two

Carpeted, doors to;

Bedroom One

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

Double glazed window to front, built in wardrobe, carpeted, radiator, leading to en-suite.

En-Suite

Wash hand basin, w/c, shower cubicle, tiled throughout.

Bedroom Two

10' 4" x 8' 11" (3.15m x 2.72m)

Double glazed window to rear, carpeted, radiator, storage.

Bedroom Four

10' 4" x 7' 2" (3.15m x 2.18m)

Double glazed window to rear, carpeted, built in storage, radiator.

Garden

Enclosed rear garden with a decking area with room for table and chairs, laid lawn, wooden storage shed with electrics, rear access.





Welcome to this elegantly designed town 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 and additional bedroom.

The second floor features 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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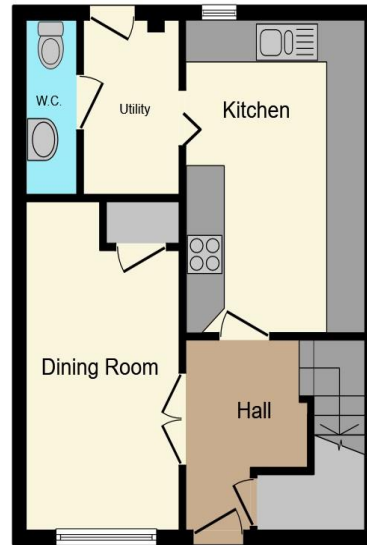
Edelvale Road, Southampton

- Town House
- Four Bedrooms
- Second Reception Room
- En-suite to Master
- Downstairs W/C

Tenure: Freehold EPC Rating: D

Council Tax Band: B

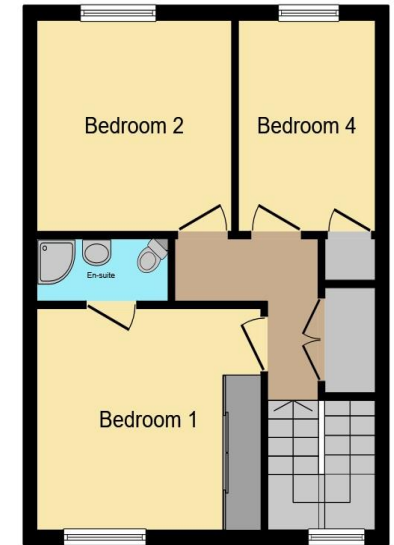
£325,000



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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