



Wavell Road, Southampton SO18 4SG

welcome to

Wavell Road, Southampton

BOOK TO VIEW!!

This two bedroom maisonette features a spacious living room, separate kitchen, two double bedrooms and a bathroom. Conveniently located within walking distance to Bitterne Village, it offers easy access to local amenities and a vibrant community.

Entrance Hall

Tiled flooring, double glazed window and door to the front aspect, stairs to the first floor, storage heater, door to;

Lounge

12' 7" x 14' 11" (3.84m x 4.55m)

Double glazed window to the rear aspect, TV and telephone point, carpeted, under floor heating, built in cupboards.

Kitchen

9' 2" x 8' 7" (2.79m x 2.62m)

Double glazed window to the front aspect, wall and base units, work surfaces, stainless steel sink and drainer, space for electric cooker, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled flooring, under floor heating.

Landing

Stairs from ground floor entrance hall to first floor landing, carpeted, doors to;

Bedroom One

12' 6" x 14' 11" (3.81m x 4.55m)

Double glazed window to the rear aspect, built in wardrobe, TV point, carpeted.

Bedroom Two

8' 7" x 13' 9" (2.62m x 4.19m)

Double glazed window to the front aspect, built in wardrobe.

Bathroom

Double glazed window to the front aspect, bath with mixer taps plus shower attachment above, w/c, wash hand basin, heated towel rail, extractor fan, partially tiled walls.





Fox & Sons are delighted to bring to the market this two bedroom maisonette, which boasts a spacious living room and separate fitted kitchen.

As you ascend the stairs, you'll find two generously sized double bedrooms, each equipped with ample storage space, and a bathroom. The property boasts a convenient location within walking distance to Bitterne Village, allowing easy access to local amenities and vibrant community life. With its comfortable layout and desirable location, this maisonette offers a wonderful place to call home. A viewing is highly recommended!



view this property online fox-and-sons.co.uk/Property/BIT112699



welcome to

Wavell Road, Southampton

- Maisonette
- Two Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 783.05

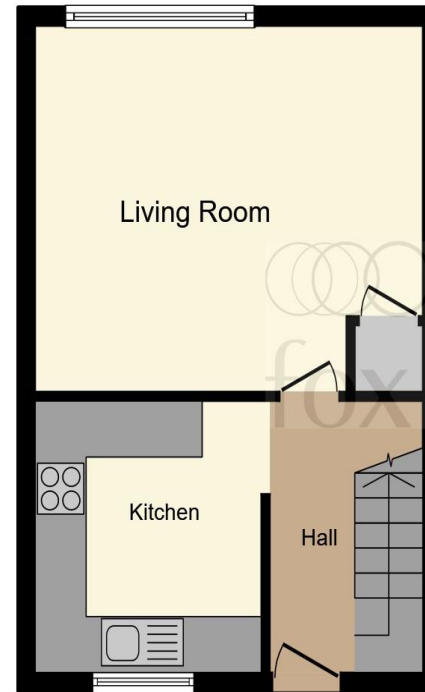
Ground Rent: 9.96

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1988.

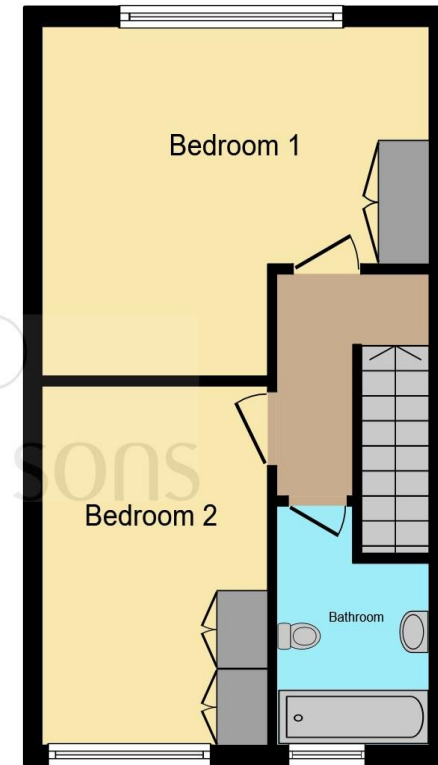
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£130,000



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

view this property online fox-and-sons.co.uk/Property/BIT112699



Property Ref:

BIT112699 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



023 8044 6724



Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON,
Hampshire, SO18 1BY



fox-and-sons.co.uk