



**Spring Road, Southampton SO19 2QG**

**welcome to**

## **Spring Road, Southampton**

\* TWO BEDROOM END OF TERRACE HOUSE \* TWO RECEPTION ROOMS \* TWO BATHROOMS \* GARAGE \* GENEROUS FRONT AND REAR GARDENS  
\* CLOSE TO LOCAL AMENITIES AND SCHOOLS \*

### **Entrance Hall**

Single glazed door to the front aspect, radiator, stairs to first floor landing, doors to;

### **Lounge**

10' 10" x 16' ( 3.30m x 4.88m )

Double glazed window to the front aspect, TV point, radiator.

### **Dining Room**

8' 5" x 15' 11" ( 2.57m x 4.85m )

Double glazed window to the side aspect, two radiators, laminate flooring, wood burner, door to;

### **Kitchen**

8' 4" x 10' 2" ( 2.54m x 3.10m )

Double glazed windows to the rear and side aspect, wall and base cupboard units, gas cooker, stainless steel sink and drainer, plumbing for washing machine.

### **Bathroom**

Double glazed window to the rear aspect, bath with mixer taps and shower above, w/c, wash hand basin, radiator.

### **Bedroom One**

10' 10" x 11' 11" ( 3.30m x 3.63m )

Double glazed window to the front aspect, built in wardrobe, radiator, electric fireplace heater, TV point.

### **Bedroom Two**

8' 7" x 11' 9" ( 2.62m x 3.58m )

Double glazed window to the rear aspect, carpeted, radiator, door to;

### **En Suite**

Double glazed window to the rear aspect, shower cubicle, wash hand basin, w/c, radiator.

### **Garage**

19' 3" x 10' 7" ( 5.87m x 3.23m )

Electric up and over door, concrete hard standing, single glazed windows to the side aspect, double glazed door to the rear aspect, electrics, lights.







**Welcome to this two bedroom end of terrace home, situated in the desirable residential area of Sholing, overlooking veracity recreation ground.**

**The ground floor of the property comprises a lounge and separate dining room, which leads to the fitted kitchen. Further benefits include a downstairs bathroom and access to the rear garden from the kitchen. Upstairs, there are two well-appointed bedrooms and an en suite.**

**The rear garden is a true gem offering a generous outdoor space with various outbuildings, patio and laid to lawn areas. To the front of the property you'll find a spacious front garden, off-road parking and a garage.**

**Ideally located with shops, schools, a college, local parks and great transport links nearby, a viewing is highly recommended!**



***view this property online*** [fox-and-sons.co.uk/Property/BIT112730](https://fox-and-sons.co.uk/Property/BIT112730)



welcome to

## Spring Road, Southampton

- End of Terrace House
- Two Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Generous Front and Rear Gardens

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 1000 years from 29 Sep 1869.

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

**£280,000**



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)

view this property online [fox-and-sons.co.uk/Property/BIT112730](http://fox-and-sons.co.uk/Property/BIT112730)



Property Ref:

BIT112730 - 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



**023 8044 6724**



[Bitterne@fox-and-sons.co.uk](mailto:Bitterne@fox-and-sons.co.uk)



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



**[fox-and-sons.co.uk](http://fox-and-sons.co.uk)**