



**Sullivan Road, Southampton, SO19 0JQ**

**welcome to**

## **Sullivan Road, Southampton**

**MUST SEE!!**

Welcome to this fantastic three bedroom terraced house, beautifully presented throughout and located in a desirable residential area. The property features an open plan kitchen/diner, two reception rooms, family shower room and a well-maintained rear garden.

### **Entrance Porch**

Double glazed door and windows to the front aspect, double glazed window to the side aspect, light, door to;

### **Entrance Hall**

Double glazed door and windows to the front aspect, radiator, doors to;

### **Lounge**

10' 6" x 14' 4" ( 3.20m x 4.37m )

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

### **Kitchen/Diner**

10' 8" x 20' 8" ( 3.25m x 6.30m )

Double glazed windows to the rear aspect, wall and base cupboard units, work surfaces, space for electric cooker, tumble dryer, fridge/freezer, plumbing for washing machine, stainless steel sink and drainer, radiator, double glazed door to;

### **Second Reception Room**

17' 4" x 12' ( 5.28m x 3.66m )

Double glazed bi-folding doors to the rear aspect, laminate flooring, two radiators, TV point.

### **Landing**

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

### **Bedroom One**

12' 8" x 13' 9" ( 3.86m x 4.19m )

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

### **Bedroom Two**

8' 6" x 13' 10" ( 2.59m x 4.22m )

Double glazed window to the rear aspect, radiator.

### **Bedroom Three**

7' 6" x 9' ( 2.29m x 2.74m )

Double glazed window to the front aspect, radiator.

### **Shower Room**

Double glazed window to the rear aspect, heated towel rail, w/c, shower cubicle, wash hand basin with cupboard below, fully tiled walls and flooring.







**We're delighted to bring to the market this beautifully presented three bedroom terraced house, located in a desirable residential area. Sullivan Road is located close to local amenities, schools and offers great access to the M27.**

**The ground floor offers a generous open plan living space, with a modern kitchen with ample storage and space for a dining table and chairs. The second reception room at the rear of the property boasts plenty of natural light, with bi-folding doors leading to the well-maintained rear garden.**

**Upstairs, there are three well-appointed bedrooms and a modern family shower room.**

**A viewing is highly recommended to appreciate this fantastic home!**



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welcome to

## Sullivan Road, Southampton

- Mid-Terrace House with Rear Extension
- Three Bedrooms and Upstairs Bathroom
- Stunning Open Plan Living Space with Bi-Folding Doors to Garden
- Modern Features Throughout
- Family Shower Room

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£325,000**



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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