



**Butts Road, Southampton SO19 1BR**

**welcome to**

## **Butts Road, Southampton**

\* THREE BEDROOM END OF TERRACE HOUSE \* OPEN PLAN KITCHEN/DINING ROOM \* SPACIOUS LOUNGE \* FAMILY BATHROOM \* FRONT AND REAR GARDENS \* GARAGE \* CLOSE TO LOCAL AMENITIES \*

### **Front Garden**

Steps leading down to the property, stoned area, shrubs.

### **Entrance Porch**

Double glazed door to the front aspect, access into property.

### **Lounge**

15' 2" x 13' 4" ( 4.62m x 4.06m )

Double glazed window to the front aspect, laminate flooring, gas radiator, leading to;

### **Kitchen**

17' 5" x 15' 2" ( 5.31m x 4.62m )

Open plan kitchen/dining space with wall and base cupboard units, electric oven, hob, overhead extractor, white good appliances, gas radiator, double glazed window to the rear aspect, patio door leading to garden.

### **Landing**

Access to all rooms, wooden flooring, loft access.

### **Bedroom One**

12' 1" x 8' 4" ( 3.68m x 2.54m )

Double glazed window to the rear aspect, carpet throughout, gas radiator.

### **Bedroom Two**

11' 9" x 8' 3" ( 3.58m x 2.51m )

Double glazed window to the rear aspect, carpet throughout, gas radiator.

### **Bedroom Three**

8' 6" x 6' 6" ( 2.59m x 1.98m )

Laminate flooring, double glazed window to the rear aspect, gas radiator.

### **Bathroom**

Bath with overhead shower, w/c, wash hand basin, heated towel rail, double glazed window to the front aspect.

### **Loft Space**

Pull out ladder, currently used for storage.

### **Rear Garden**

Steps leading down to stoned area, rear access, access to garage.

### **Garage**

Brick built with up and over door, light.





**We're delighted to bring to the market this three bedroom end of terrace house.**

**Step inside and discover a spacious living room, boasting plenty of natural light and stairs leading to the first floor. A door from the living room leads into the generous open plan kitchen/dining area, with a beautifully presented kitchen and plenty of space for appliances.**

**Upstairs, there are three well-appointed bedrooms and a family bathroom.**

**This family home comes with front and rear gardens, and a garage located at the rear of the property.**

**Ideally situated with local amenities and schools nearby, a viewing is highly recommended!**



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welcome to

## Butts Road, Southampton

- End of Terrace House
- Three Bedrooms
- Open Plan Kitchen/Dining Area
- Spacious Lounge
- Front and Rear Gardens

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 5.00

This is a Leasehold property with details as follows; Term of Lease 1000 years from 25 Dec 1960.

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

guide price

**£240,000 - £250,000**



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

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Property Ref:

BIT112681 - 0002

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