



**Gainsford Road, Southampton SO19 7AU**

**welcome to**

## **Gainsford Road, Southampton**

\* FIRST FLOOR MAISONETTE \* TWO DOUBLE BEDROOMS \* FITTED KITCHEN AND BATHROOM \* PRIVATE GENEROUS REAR GARDEN \* OFF ROAD PARKING SPACE \*

### **Front Garden**

Patio area, stairs leading to access to the property.

### **Entrance Porch**

Stairs leading to main entrance.

### **Entrance Hall**

Access to all rooms, laminate flooring.

### **Lounge**

12' 2" x 10' 3" ( 3.71m x 3.12m )

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

### **Kitchen**

7' x 5' 5" ( 2.13m x 1.65m )

Wall and base cupboard units, freestanding fridge/freezer, washing machine, cooker, electric hob, double glazed window to the rear aspect.

### **Bedroom One**

10' 3" x 10' 2" ( 3.12m x 3.10m )

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

### **Bedroom Two**

9' 4" x 8' 6" ( 2.84m x 2.59m )

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

### **Bathroom**

Bath with overhead shower, wash hand basin, w/c, double glazed window to the side aspect, tiled walls, laminate flooring.

### **Loft Space**

Generous loft space, well-insulated, used for storage.

### **Rear Garden**

Private rear garden with patio seating area.







**Fox & Sons are delighted to welcome to the market this two bedroom first floor maisonette, situated in the desirable Peartree Green area, and in a lovely condition throughout.**

**Stairs lead to the first floor with the property boasting a good sized living room, two double bedrooms, a fitted kitchen and bathroom. Outside this home comes with a private rear garden, offering a generous amount of outdoor space and a patio seating area. There is plenty of on-street parking and a off-road parking space.**



**The property has been fully redecorated and has had a light refurbishment with the kitchen and flooring updated, perfect for those looking for somewhere ready to move straight into. There is gas central heating and double glazing throughout and a modern boiler which has been fitted within the last 3 years.**

**Gainsford Road is ideally located with a local nature reserve, schools and amenities just a stone's throw away. A viewing is highly recommended!**



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welcome to

## Gainsford Road, Southampton

- First Floor Maisonette
- Two Double Bedrooms
- Generous Private Rear Garden
- Fitted Kitchen and Bathroom
- Perfect for First Time Buyers

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1938.

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

guide price

**£170,000**



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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Property Ref:

BIT112795 - 0003

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