



Clanfield Road, Southampton SO18 5HB

welcome to

Clanfield Road, Southampton

* GROUND FLOOR MAISONNETTE * TWO DOUBLE BEDROOMS * FITTED KITCHEN * SPACIOUS LOUNGE * SHOWER ROOM * PRIVATE REAR GARDEN * ON-STREET PARKING * CLOSE TO LOCAL AMENITIES *

Entrance Hall

Access to all rooms, storage cupboard, carpet throughout.

Lounge

13' 9" x 12' 10" (4.19m x 3.91m)

Carpet throughout, double glazed window to the front aspect, gas radiator.

Kitchen

9' 5" x 9' 6" (2.87m x 2.90m)

Wall and base cupboard units, stainless steel sink and drainer, double glazed windows to the side and rear aspect, patio door leading to garden area, large walk-in cupboard.

Bedroom One

12' 11" x 11' 9" (3.94m x 3.58m)

Carpet throughout, gas radiator, double glazed window to the rear aspect.

Bedroom Two

12' 11" x 9' 6" (3.94m x 2.90m)

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

Shower Room

Shower cubicle, low level w/c, wash hand basin, double glazed window to the rear aspect, tiled throughout, gas radiator.

Rear Garden

Private rear garden with access directly from property.





Welcome to this two bedroom ground floor maisonette, located in the residential area of Harefield.

Step inside and discover a spacious lounge, fitted kitchen, shower room and two double bedrooms. Outside, there is access to a private rear garden. The garden is generous in size, perfect for those wanting their own outdoor space. There is plenty of on-street parking nearby.

Clanfield Road is ideally located with local amenities and transport links nearby, and easy access to the M27. Perfect for first time buyers or investors looking to expand their portfolio, a viewing is recommended!



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welcome to

Clanfield Road, Southampton

- Ground Floor Maisonette
- Two Double Bedrooms
- Private Rear Garden
- Spacious Lounge
- Fitted Kitchen

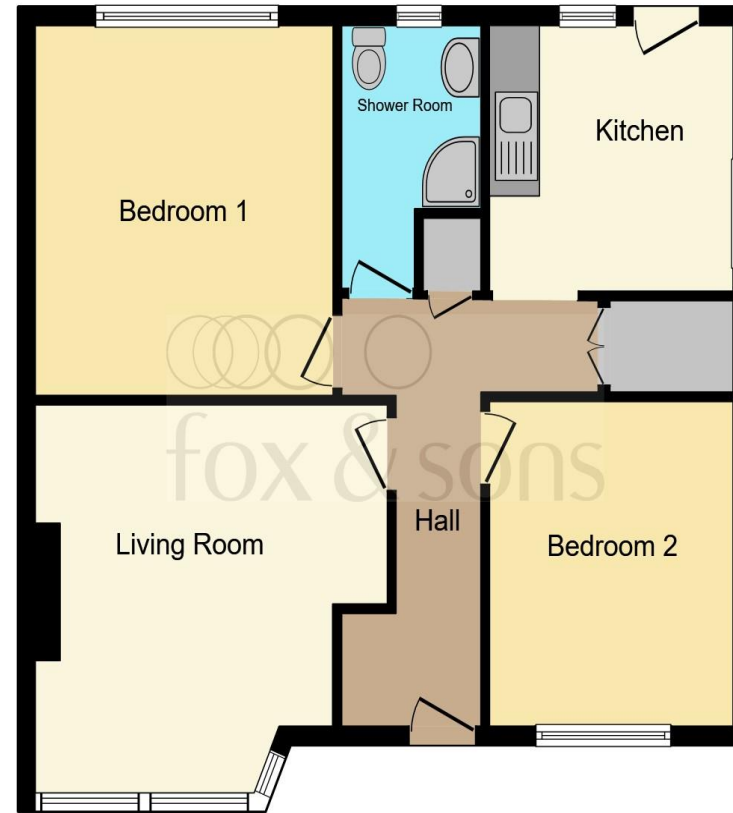
Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 104.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175,000



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

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Property Ref:

BIT112832 - 0003

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