



Aberdour Close, Southampton SO18 5PF

welcome to

Aberdour Close, Southampton

* FOUR BEDROOM DETACHED HOUSE * GENEROUS LOUNGE/DINER * CONSERVATORY * DOWNSTAIRS SHOWER ROOM & UPSTAIRS BATHROOM *
IDEAL RENOVATION PROJECT * GARAGE & DRIVEWAY * FRONT & REAR GARDENS *

Front Garden

Paved driveway, laid to lawn, access to garage, side access.

Entrance Porch

Access into entrance hall and integral garage.

Entrance Hall

Laminate flooring, access to all rooms, stairs to first floor, gas radiator.

Lounge

28' 9" x 10' 9" (8.76m x 3.28m)

Original wood flooring, double glazed window to the front aspect, sliding double glazed doors to conservatory, two gas radiators, access into;

Conservatory

10' x 8' 2" (3.05m x 2.49m)

Tiled floor, steps down to patio.

Kitchen

10' 9" x 10' (3.28m x 3.05m)

Wall and base cupboard units, integrated dishwasher, electric oven/grill, gas hob, freestanding fridge/freezer, under-counter space for washing machine, tiled flooring, partially tiled walls, stainless steel sink and drainer, double glazed window to the rear aspect.

Downstairs Shower Room

Low level w/c, wash hand basin, shower cubicle, double glazed window to the side aspect, heated towel rail.

Landing

Access to all rooms, loft hatch, double glazed window to the side aspect, airing cupboard, laminate flooring.

Bedroom One

14' 11" x 10' 8" (4.55m x 3.25m)

Double glazed window to the front aspect, carpet throughout, built in storage.

Bedroom Two

11' 1" x 11' 6" (3.38m x 3.51m)

Double glazed window to the front aspect, gas radiator, original wood flooring, built in wardrobe.

Bedroom Three

10' 8" x 10' 4" (3.25m x 3.15m)

Double glazed window to the rear aspect, original wood flooring, gas radiator, built in storage.

Bedroom Four

7' 4" x 7' 1" (2.24m x 2.16m)

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

Bathroom

Bath with overhead shower, double glazed window to the rear aspect, low level w/c, bidet, wash hand basin, gas radiator, partially tiled walls.

Loft Space

Boarded, pull-out ladder, light, currently used as storage space.

Rear Garden

Enclosed rear garden with patio area, laid to lawn and wooden storage shed.

Garage

18' 4" x 7' 9" (5.59m x 2.36m)

Space for one car, access from front garden and entrance porch, electrics.





Fox & Sons are delighted to welcome to the market this spacious family home, perfect for those looking for a renovation project and a chance to put their own stamp on a home.

The ground floor of the property boasts a generous reception room, which flows seamlessly into the conservatory at the rear, creating a fantastic open plan space. There is a fitted kitchen offering plenty of storage and space for appliances, and a downstairs shower room for added convenience. Upstairs, there are four well-appointed bedrooms and a spacious family bathroom.

Outside, the front of the property comprises an integral garage with a generous driveway, with enough parking for three cars. The front and rear gardens are laid to lawn, with patio areas and a wooden storage shed at the rear.

Situated in a desirable residential area with local amenities and schools nearby, a viewing is highly recommended!



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welcome to

Aberdour Close, Southampton

- Detached House
- Four Bedrooms
- Generous Lounge/Diner
- Great Renovation Project
- Conservatory

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of

£360,000



Total floor area 134.0 m² (1,442 sq.ft.) approx

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.propertybox.io

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Property Ref:
BIT112783 - 0003

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