



**Arun Road, West End, Southampton SO18 3LB**

fox & sons

welcome to

## Arun Road, West End Southampton

\* THREE BEDROOM LINK-DETACHED HOUSE \* SPACIOUS LIVING/DINING ROOM \* MODERN KITCHEN \* SHOWER ROOM \* GENEROUS REAR GARDEN \* PARKING FOR 3/4 CARS \* GARAGE \* GREAT LOCATION \*

### Front Garden

Paved and stone driveway with parking suitable for 3/4 cars, private pathway leading to front of the property.

### Entrance Hall

Access into living area, stairs to first floor.

### Lounge

14' 6" x 11' 4" ( 4.42m x 3.45m )  
Double glazed window to the front aspect, carpeted, electric fireplace, gas radiator.

### Dining Room

14' 5" x 7' 9" ( 4.39m x 2.36m )  
Opens into living room and leads into kitchen, double glazed patio doors, carpeted, gas radiator.

### Kitchen

10' 7" x 6' 6" ( 3.23m x 1.98m )  
Wall and base cupboard units, double glazed window to the rear aspect, fan oven, gas hob, overhead extractor, freestanding fridge/freezer, under counter space for white goods, sink and drainer, tiled walls and flooring.

### Landing

Access to all rooms, carpeted, double glazed window to the side aspect, loft access, storage cupboard.

### Bedroom One

12' 5" x 8' 7" ( 3.78m x 2.62m )  
Double glazed window to the rear aspect, carpeted, gas radiator, built in wardrobe.

### Bedroom Two

11' x 8' 2" ( 3.35m x 2.49m )  
Double glazed window to the front aspect, carpeted, gas radiator.

### Bedroom Three

Double glazed window to the front aspect, carpeted, gas radiator.

### Shower Room

Shower cubicle, low level w/c, wash hand basin with storage underneath, heated towel rail, double glazed window to the side aspect.

### Rear Garden

Enclosed West facing rear garden with outside tap, patio area and laid to lawn.

### Garage





**Fox & Sons are delighted to welcome to the market this three bedroom link-detached house, located in the sought after West End area.**

**Step inside, there is a spacious living room which flows effortlessly into the bright and airy dining room. With patio doors opening directly onto the rear garden, this space is perfect for both everyday living and entertaining. The modern kitchen is well-equipped with ample storage.**

**Upstairs, you'll find three well-appointed bedrooms along with a contemporary family shower room.**

**Outside, the generous rear garden provides plenty of space for relaxation or gardening. To the front of the property there is impressive off-road parking for three to four vehicles. Completing the property is the added bonus of a garage, offering even more storage or potential for hobby space.**

**With it's location in the desirable West End neighbourhood, the property offers east access to local amenities, schools and transport links.**

**The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.**



**view this property online** [fox-and-sons.co.uk/Property/BIT112977](http://fox-and-sons.co.uk/Property/BIT112977)



welcome to

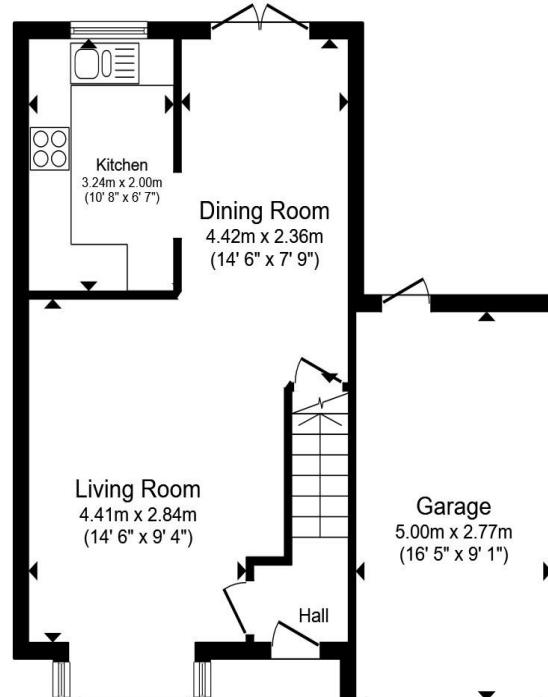
## Arun Road, West End, Southampton

- Link-Detached House
- Three Bedrooms
- Modern Kitchen
- Generous Rear Garden
- Garage & Driveway for 3/4 Cars

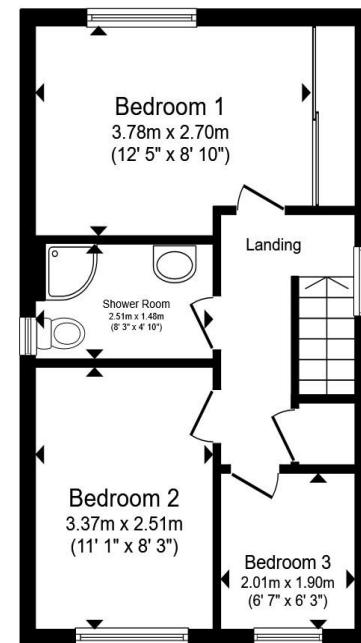
Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£350,000**



**Ground Floor**



**First Floor**

Total floor area 85.5 m<sup>2</sup> (920 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](http://www.propertybox.io)



**view this property online** [fox-and-sons.co.uk/Property/BIT112977](http://fox-and-sons.co.uk/Property/BIT112977)



Property Ref:

BIT112977 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**023 8044 6724**



Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON,  
Hampshire, SO18 5RS



**fox-and-sons.co.uk**