



Rosyth Road, Southampton SO18 4RP

fox & sons

welcome to

Rosyth Road, Southampton

* SEMI-DETACHED HOUSE * THREE BEDROOMS * SPACIOUS LOUNGE/DINING ROOM * CONSERVATORY * UTILITY ROOM & DOWNSTAIRS W/C * FAMILY BATHROOM * GENEROUS REAR GARDEN * DRIVEWAY * CLOSE TO LOCAL AMENITIES & SCHOOLS *

Front Garden

Laid to lawn, pathway leading to access, side access, driveway for one car.

Entrance Porch

Sliding doors, extra storage, access to;

Entrance Hall

Access to all rooms, laminate flooring, gas radiator.

Cloakroom

Low level w/c, combi boiler, double glazed window to the side aspect.

Lounge

13' 11" x 12' 1" (4.24m x 3.68m)

Laminate flooring, double glazed window to the front aspect, gas radiator, arch leading to;

Dining Room

10' 4" x 8' 6" (3.15m x 2.59m)

Laminate flooring, gas radiator, access to kitchen and conservatory.

Kitchen

10' 4" x 8' 7" (3.15m x 2.62m)

Wall and base cupboard units, freestanding fridge/freezer, under counter space for white goods, stainless steel sink and drainer, double glazed window to the rear aspect, access to;

Utility Room

17' 8" x 4' 1" (5.38m x 1.24m)

Access into garden and cloakroom, double glazed window to the side aspect.

Conservatory

10' 7" x 7' 9" (3.23m x 2.36m)

Seating area, access to garden.

Landing

Access to all rooms, loft hatch, carpeted, double glazed window to the side aspect.

Bedroom One

13' 9" x 12' 2" (4.19m x 3.71m)

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

Bedroom Two

13' 7" x 8' 6" (4.14m x 2.59m)

Double glazed window to the rear aspect, carpeted, built in storage, gas radiator.

Bedroom Three

9' 3" x 8' 4" (2.82m x 2.54m)

Double glazed window to the front aspect, carpeted.

Bathroom

Bath with overhead shower, wash hand basin, low level w/c, tiled walls, heated towel rail, double

glazed window to the rear aspect.

Rear Garden

Laid to lawn, raised area for seating, side access, two wooden sheds.





Set in a popular residential area, this well-presented three bedroom semi-detached home offers comfortable and versatile living, with local schools, everyday amenities, and excellent transport links right on your doorstep - making it an ideal choice for families.

Inside, the property boasts a spacious open plan lounge/dining room, a conservatory and fitted kitchen. Further benefits include a practical utility room and a convenient downstairs w/c.

Upstairs, you'll find three well-proportioned bedrooms, accompanied by a modern family bathroom.

Outside, the home continues to impress with a generous rear garden laid mainly to lawn. Two wooden storage sheds offer additional storage solutions, while the driveway to the front provides off-road parking.



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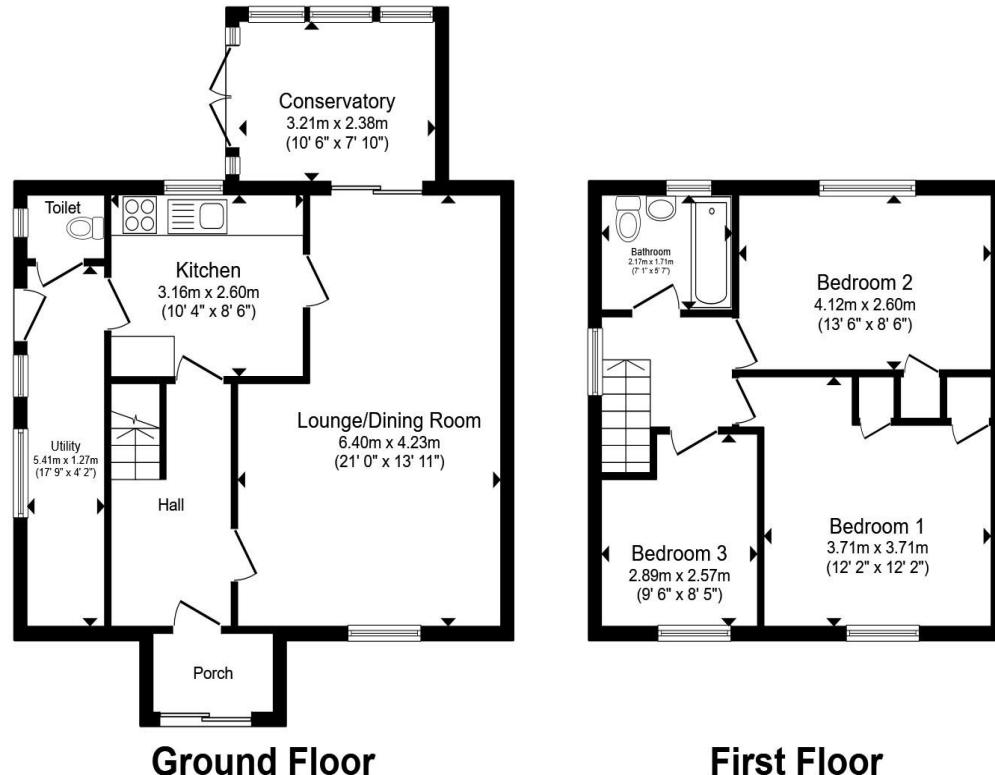
Rosyth Road, Southampton

- Semi-Detached House
- Three Bedrooms
- Spacious Lounge & Dining Area
- Conservatory & Utility Room
- Generous Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£290,000



Total floor area 101.1 m² (1,088 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:

BIT113011 - 0002

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