



**Bracklesham Close, Southampton SO19 8TD**

**welcome to**

## **Bracklesham Close, Southampton**

\* ONE BEDROOM TERRACED HOUSE \* OPEN PLAN KITCHEN/LIVING AREA \* SHOWER ROOM \* LOW MAINTENANCE GARDEN \* ONE ALLOCATED PARKING SPACE \* GREAT LOCATION \* NO ONWARD CHAIN \*

### **Front Garden**

Enclosed front garden with pathway leading to property.

### **Entrance Porch**

Wooden flooring, storage, access to property.

### **Lounge Area**

13' 2" x 11' 10" ( 4.01m x 3.61m )

Wooden flooring, two gas radiators, double glazed window to the front aspect, bay, stairs leading to the first floor.

### **Kitchen Area**

8' 9" x 7' 11" ( 2.67m x 2.41m )

Wall and base cupboard units, electric fan oven, induction hob, stainless steel sink, under stairs storage, freestanding fridge/freezer, combi boiler, wooden flooring, extension to worktop.

### **Landing**

Access to all rooms, double glazed window to the rear aspect, carpet throughout, storage cupboard, loft hatch.

### **Bedroom One**

11' 10" x 9' 9" ( 3.61m x 2.97m )

Two double glazed windows to the front aspect, carpet throughout, gas radiator, built in wardrobe.

### **Shower Room**

Shower cubicle, wash hand basin with storage below, low level w/c, heated towel rail, double glazed window to the rear aspect, utility area with plumbing for washing machine.

### **Loft Space**

Partially boarded, well-insulated, storage space.

### **Rear Garden**

Enclosed North facing garden with decking, patio and two small storage sheds.





**Welcome to this charming one-bedroom terraced home, perfectly situated in a residential neighbourhood, and available with no onward chain.**

**Step inside and discover a bright and spacious open-plan kitchen and living area. Upstairs, you'll find a generous double bedroom complete with built-in wardrobe storage, alongside a stylish shower room for added convenience.**

**Outside, enjoy low-maintenance front and rear gardens, ideal for relaxing or easy upkeep, plus the benefit of one allocated parking space.**

**This property is an excellent choice for first-time buyers or investors looking to expand their portfolio.**



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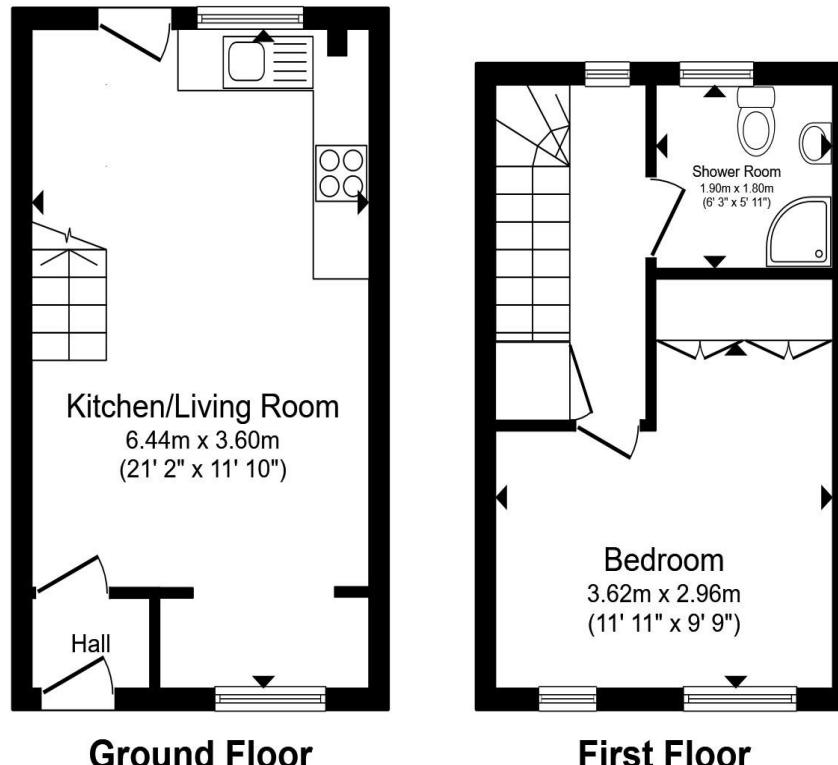
- Mid-Terrace House
- One Double Bedroom
- Open Plan Kitchen/Living Area
- Shower Room
- One Allocated Parking Space

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in the region of

**£210,000**



Total floor area 44.7 m<sup>2</sup> (481 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)

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Property Ref:  
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