

Kenilworth Road, Southampton SO15 2GB



welcome to

Kenilworth Road, Southampton

A rare opportunity to acquire this beautifully presented Victorian semi-detached four bedroom residence, ideally situated on the ever-popular Kenilworth Road in the heart of Southampton. This substantial family home combines timeless period charm with practical modern living.















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

Entrance Hall

Lounge 14' 5" into bay x 10' 7" (4.39m into bay x 3.23m)

Sitting Room 15' 3" x 11' 3" (4.65m x 3.43m)

Kitchen 11' 11" x 8' 9" (3.63m x 2.67m)

Utility

Downstairs Cloakroom

First Floor Landing

Bedroom One 15' into bay x 14' (4.57m into bay x 4.27m)

Bedroom Two 12' x 8' 10" (3.66m x 2.69m)

Bedroom Three 8' 1" x 6' 4" (2.46m x 1.93m)

Bedroom Four 10' 1" x 14' (3.07m x 4.27m)

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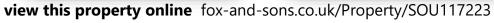
- Victorian Semi Detached House
- Four Bedrooms
- Two Reception Room
- Kitchen with Separate Utility Room
- Downstairs Cloakroom & Upstairs Bathroom

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

£375,000







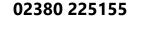


Property Ref: SOU117223 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.

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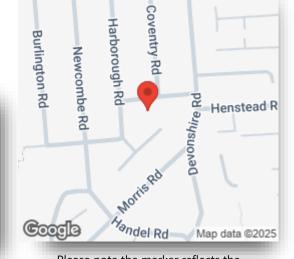
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Wilton Ave

Please note the marker reflects the postcode not the actual property