

for sale

**£280,000** Leasehold



## Chadwell Avenue Southampton SO19 8GD

This spacious and well-presented 3 bedroom family home offers a full width kitchen diner leading to a large conservatory which complements modern family living. A garage and ample parking is ideal for family and visitors.

- Energy Rating: D
- 3 Bedrooms
- Garage & Parking.
- Large Conservatory
- Full Width Kitchen / Diner

# Property Details

## Approach

A drive way leads past a neat front garden with mature shrubs to the garage with an up and over door.

A covered entrance opens to the entrance hallway.

## Ground Floor

The lounge has a light bright feel due to the large double glazed window enjoying views of the front garden. There is also a large opaque window between the kitchen and the lounge.

Because of the space, there are options for seasonal layouts.

At the rear of the property is the large family kitchen/diner. Ample cupboard space is fitted around three sides as does the roll edge work top.

Additional storage is provided by an under stairs cupboard.

A large double glazed conservatory really makes the garden part of the home and gives an all year round enjoyment.

## First Floor

Here you will find the three good sized bedrooms.

Because of the slightly elevated position, the light bright feel is continued here also.

From one of the bedrooms there are views of the Sholing Valley

A three piece matching suite is fitted in the bathroom and comprises of a close coupled W.C., pedestal wash hand basin and panel enclosed bath with an overhead shower. The sink and toilet are surrounded by a vanity unit.

## Rear Garden

Over many years our client has established a neat and colourful space that has lawns with mature shrubs and plants.



## Room & Measurements

### Entrance Hallway

### Lounge

14' 6" x 12' 9" (4.42m x 3.89m)

### Kitchen / Diner

16' 3" x 8' 6" (4.95m x 2.59m)

### Conservatory

11' 6" x 9' 7" (3.51m x 2.92m)

### Bedroom 1

12' x 9' 6" (3.66m x 2.90m)

### Bedroom 2

11' x 9' 6" (3.35m x 2.90m)

### Bedroom 3

8' x 6' 6" (2.44m x 1.98m)

### Bathroom



The floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 02380 422080**  
**E [Bitterne@connells.co.uk](mailto:Bitterne@connells.co.uk)**

2 West End Road Bitterne  
SOUTHAMPTON SO18 6TG

**Tenure:** Leasehold

**EPC Rating:** D

Property Ref: BTN106655 - 0007

This is a Leasehold property with details as follows; Term of Lease 1000 years from 25 Dec 1962. Should you require further information please contact the branch. Please Note additional fees could be incurred for these services as a leasehold property.

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