



Alfriston Gardens  
Southampton





### Property Description

This charming three-bedroom house in Southampton offers a comfortable and spacious living environment. Upon entering, you are greeted by a welcoming entrance hall. The ground floor features a convenient downstairs W/C, perfect for guests and family.

This property has a well-sized dining room. The main living area is bright and airy, perfect for both relaxing and entertaining. The property boasts a large private garden.

Overall, this three-bedroom house combines practicality with comfort. Viewing is highly recommended!

### Key Features

- Downstairs W/C for convenience
- Three bedrooms
- Garage
- Private enclosed rear garden
- Large lounge with fireplace
- No Chain



### Entrance Hall

Access to downstairs W/C, radiator to side, laid to carpet.

### Downstairs W/C

Book shelf, laid to carpet.

### Lounge

14' 4" Max x 12' 7" Max ( 4.37m Max x 3.84m Max )

Double glazed window to front aspect, radiator to side aspect, fire place, laid to carpet.

### Dining Room

9' 5" x 8' 4" ( 2.87m x 2.54m )

Double glazed window to rear, laminate flooring, radiator.

### Kitchen

8' 5" x 6' 2" ( 2.57m x 1.88m )

Double glazed window to rear aspect, boiler, base units, stainless steel sink and drainer, laminate flooring,

### Landing

Double glazed window to side aspect.

### Bedroom One

12' 1" x 9' 5" ( 3.68m x 2.87m )

Double glazed window to front aspect, laid to carpet, radiator.

### Bedroom Two

11' 1" x 9' 5" ( 3.38m x 2.87m )

Double glazed to rear aspect. Laid to carpet, radiator.

### Bedroom Three

7' 8" x 6' 5" ( 2.34m x 1.96m )

Double glazed window to front aspect, laid to carpet.

### Bathroom

Double glazed window to rear aspect, P shape bath, W/C, handwash basin.

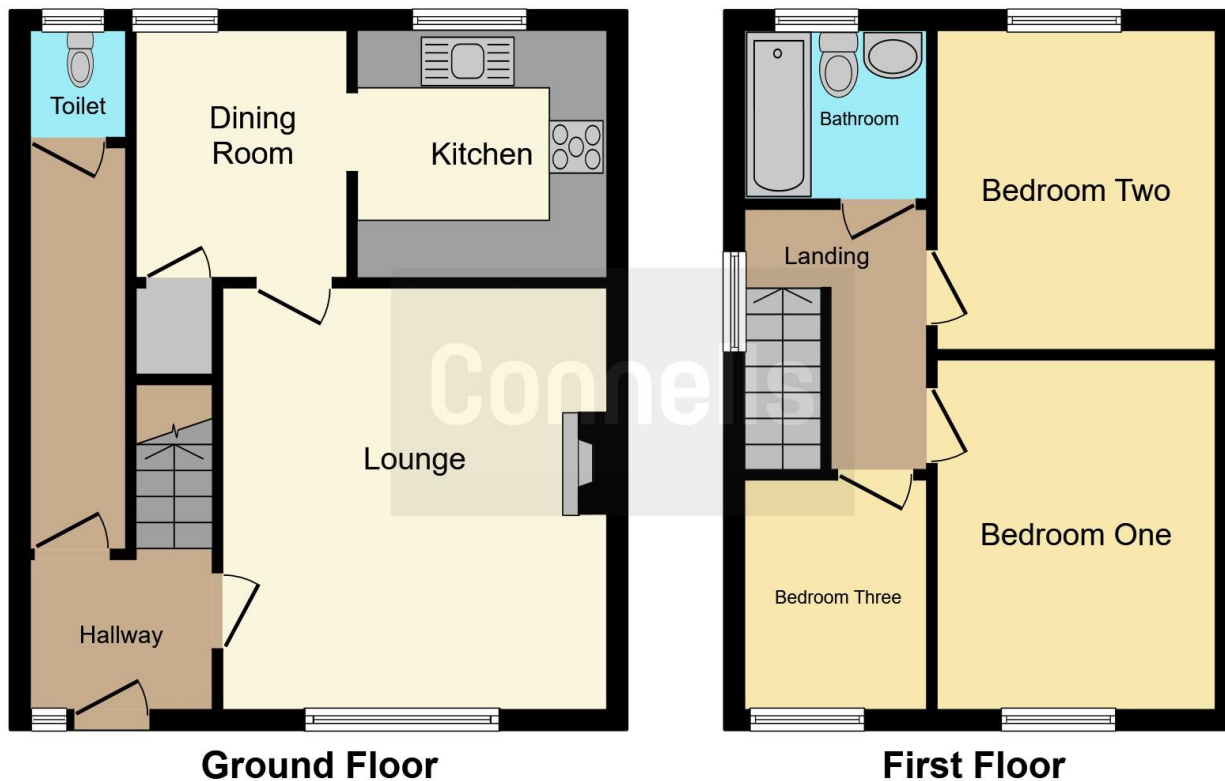
### Front Garden

Laid to lawn, patio, steps to door.

### Rear Garden

Terraced, steps to garden, private enclosed, access to rear, garage.





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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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