







## Property Description

A well-proportioned and inviting three-bedroom property located in a popular residential area of Southampton. This charming home offers a fantastic opportunity for first-time buyers, families, or investors alike, combining immediate comfort with exciting scope for further improvement and personalisation.

Set back from the road, the property boasts excellent kerb appeal and a layout that blends practical living with the potential for stylish modernisation.

Upstairs, the property features three generous bedrooms, all of which enjoy good natural light. The primary bedroom is particularly impressive in size and offers the convenience of two built-in cupboards, ideal for storage or wardrobe space. The additional bedrooms are well-suited for children, guests, or a home office, giving the home a flexible layout that suits a variety of lifestyles.

At the heart of the home is a modern, well-fitted kitchen offering a sleek and functional cooking space. With contemporary units, ample countertop area, and space for appliances, this kitchen is perfect for both everyday meals and entertaining. The kitchen flows into a spacious reception area that could be easily configured as a lounge/diner or separate living and dining rooms, depending on your needs.

Step outside to find a generously sized rear garden — a standout feature of this property. Whether you're envisioning summer barbecues, a children's play area, or a tranquil garden retreat, the space is full of potential.

### Entrance Hall

Gas central heating Radiator

### Lounge

24' 7" x 11' ( 7.49m x 3.35m )

Double glazed bay window to front aspect. 2 gas central heating radiators. Door leading to garden.

### Dining Room

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

Double glazed window to side aspect. Gas central heating radiator. Space for freezer and tumble dryer.

### Kitchen

9' 1" x 9' 4" ( 2.77m x 2.84m )

Access to garden. Double glazed window to side aspect. Wall and base units. Electric oven with gas hob and extractor. Sink and drainer. Integrated fridge/freezer. Space for washing machine.

### Bedroom 1

10' 8" x 13' 1" ( 3.25m x 3.99m )

2 Double glazed windows to front aspect. Gas central heating radiator. 2 built in cupboards/storage.

### Bedroom 2

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

Double glazed window to rear aspect. Gas central heating radiator.

### Bedroom 3

10' 8" x 8' 9" ( 3.25m x 2.67m )

Double glazed window to rear aspect. Gas central heating radiator.

### Bathroom

Downstairs bathroom. Double glazed window to rear aspect. WC. Wash hand basin. Bath and shower with mixer taps. Extractor fan.

### Outside

Garden. On road parking.

## KEY FEATURES

Three well-sized bedrooms, with two built-in cupboards in the main bedroom.

Modern fitted kitchen with ample storage and workspace.

Double-glazed windows throughout for improved insulation and noise reduction.

Gas central heating system for efficient, reliable warmth.

Generous rear garden, perfect for outdoor living or future landscaping.













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