



Dyer Road
Freemantle
Southampton
SO15 3EH

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KEY FEATURES:

- › TWO DOUBLE BEDROOM CHARACTER PROPERTY
- › SOUGHT AFTER LOCATION
- › GREAT SIZE AND CONDITION THROUGHOUT
- › CLOSE TO HIGH STREET
- › TWO RECEPTION ROOMS
- › LARGE BATHROOM
- › NO ONWARD CHAIN



BEALS
The Independent Estate Agents & Surveyors
Est. 1995

INTRODUCTION

This two bedroom end of terrace character house is set in the highly sought-after area of Freemantle, which is just a stone's throw from Shirley high street with all of its shops, cafes, bars and local amenities, which makes this a very convenient location. The property is a great size and in great condition throughout and benefits from a Lounge with bay window to the front aspect, good sized dining room and Modern dual aspect kitchen, all on the ground floor and two double bedrooms and beautiful three piece bathroom suite, The property also benefits from a rear garden and low maintenance block paved front and is offered with no onward chain, We are expecting a lot of interest in this property, so call now to book your viewing.

INTERNALLY

On the ground floor the property benefits from two reception rooms with the lounge being to the front which has a double glazed bay window to the front which floods in lots of natural light, making the room feel light and airy as well and has an opening to the Dining room which has a double glazed window to the rear that overlooks the garden. An under stair storage cupboard and steps down to the Kitchen. The Kitchen is dual aspect with double glazed windows to the rear and side aspects as well as a door that leads out to the patio area and garden. It has been fitted with a modern range of Maple effect base and eye level units with a complimentary dark granite effect worktops, inset stainless steel sink and tiled splash backs. There is a fitted stainless steel oven and gas hob with extractor hood over and spaces for a washing machine and tall fridge freezer. On the first floor the good sized double master bedroom is to the front of the property and has two double glazed windows to the front aspect and the second bedroom is also a good sized double and has a double glazed



window to the rear aspect that overlooks the rear garden. At the end of the landing you will find the very good sized bathroom (formerly bedroom three) which has been refitted with a modern white three bedroom consisting of a P shaped bath with chrome mixer shower over low level WC and pedestal wash hand basin, There is complimentary tiling to the walls and floor and a double glazed frosted window to the rear aspect.

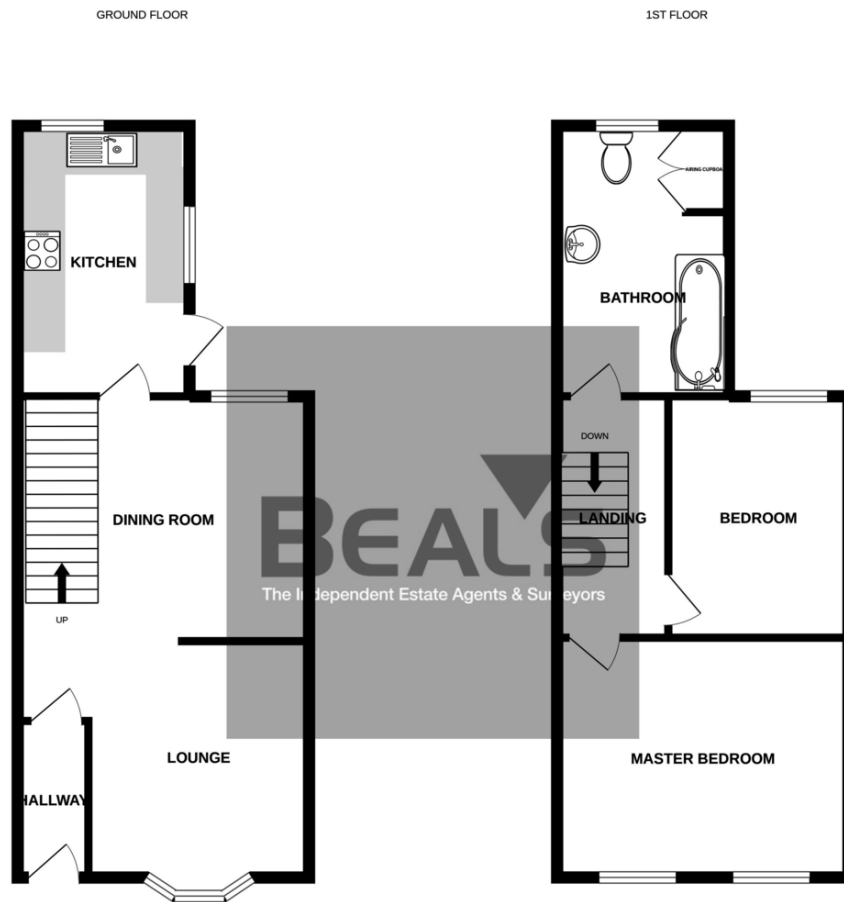
EXTERN ALLY

The front of the property is enclosed by a dwarf wall with a gate that opens onto the pathway that leads up to the front door the rest has been laid to patio stone.. The rear garden is enclosed by wall and wood panel fencing and has mainly been laid to lawn with flower and shrub borders and a patio area.

LOCATION

Situated in Freemantle, this property offers easy access to the city centre as well as popular shopping area of Shirley High Street which benefits from a range of chain stores including Sainsbury's, Iceland, Wilkinson's, Lidl and a number independent retailers. There is a range of public transport on offer including rail travel from Southampton Central Station and Millbrook train station. The M3 can be accessed through Winchester Road and Bassett Avenue and the M27 can be accessed via Millbrook Road, leading onto the M271.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**HALLWAY
LOUNGE**

11' 07" x 10' 10" (3.53m x 3.3m)

DINING ROOM

14' 03" x 12' 00" (4.34m x 3.66m)

KITCHEN

13' 03" x 08' 06" (4.04m x 2.59m)

LANDING

MASTER BEDROOM

16' 02" x 11' 10" (4.93m x 3.61m)

BEDROOM TWO

12' 00" x 08' 10" (3.66m x 2.69m)

BATHROOM

13' 03" x 08' 06" (4.04m x 2.59m)

OFFER CHECK PROCEDURE

If you are considering making an offer on this property, our clients will require confirmation of your status. We have therefore adopted an offer check procedure which involves our Financial Adviser verifying your position. To enable our compliance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we shall require two forms of identification, one showing proof of name, the other showing proof of address. This will be required before any sale can commence.

CONVEYANCING REFERRAL SERVICES

Beal's refer Conveyancing Services to Move With Us Limited who have a panel of solicitors to instruct. Beal's will only be paid a referral fee upon sign up and completion of any conveyancing services. The average revenue per referral is 384 made of Completion fees, Incentives, DC/JS Extras, Search commission and ID commission. It is your decision whether you choose to deal with Move With Us Limited and the solicitor they instruct.

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