



Oakwood Drive
Lordswood
Southampton
SO16 8EN

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KEY FEATURES:

- › LOVELY THREE BEDROOM HOUSE
- › LORDSWOOD LOCATION
- › FANTASTIC SIZE AND CONDITION THROUGHOUT
- › LANDSCAPED AND TIERED REAR GARDEN
- › MODERN KITCHEN AND BATHROOM
- › GARAGE
- › NO ONWARD CHAIN

BEALS
The Independent Estate Agents & Surveyors
Est. 1995



INTRODUCTION

This very well presented three bedroom house is situated in the sought after location of Lordswood which is close to the General hospital, the sports centre and motorway links. The property benefits from a modern kitchen, spacious lounge/Diner, three bedrooms and a modern bathroom. Outside you will find a good sized landscaped and tiered rear garden with gate and pathway that leads to the garage. This really is a must see property to gauge the size and condition, so call now to book your viewing.

INTERNALLY

As you enter the property you are greeted by the hallway which has a door into the Lounge/Diner and stairs up to the first floor. The lounge/Diner is a great size and is dual aspect with a large double glazed window to the front aspect and double glazed french doors that open up onto the patio area and garden, these flood in lots of natural light making the room feel light and airy. The kitchen is to the rear of the property and has a double glazed window to the rear aspect that overlook the garden, It has been fitted with a range of gloss white base, eye level and drawer units, Dark Granite effect worktops and an inset stainless steel sink. There is a fitted stainless steel oven and gas hob with tiled splash back and extractor hood over as well as spaces for a tall fridge freezer, washing machine and dishwasher. As you head upstairs you will find the master bedroom to the rear which has a double glazed window to the rear aspect and a built in cupboard. The family bathroom is next to this and has been fitted with a modern white suite comprising of a bath with shower over, low level W/C and a pedestal wash hand basin. There is complimentary mosaic tiling to the walls and a vinyl floor. Both Bedrooms two and three are to the front of the property and both have double



glazed window to the front aspect that overlook trees and a green area and bedroom three has an over stair cupboard with shelves and hanging space.

EXTERNALLY

The front of the property is mainly laid to lawn with a stepped pathway leading up to the front door. The rear garden is enclosed by a timber fencing with a gate giving access to the garage. It has been tiered with a patio and sitting area with flower and shrub borders and decorative stone.

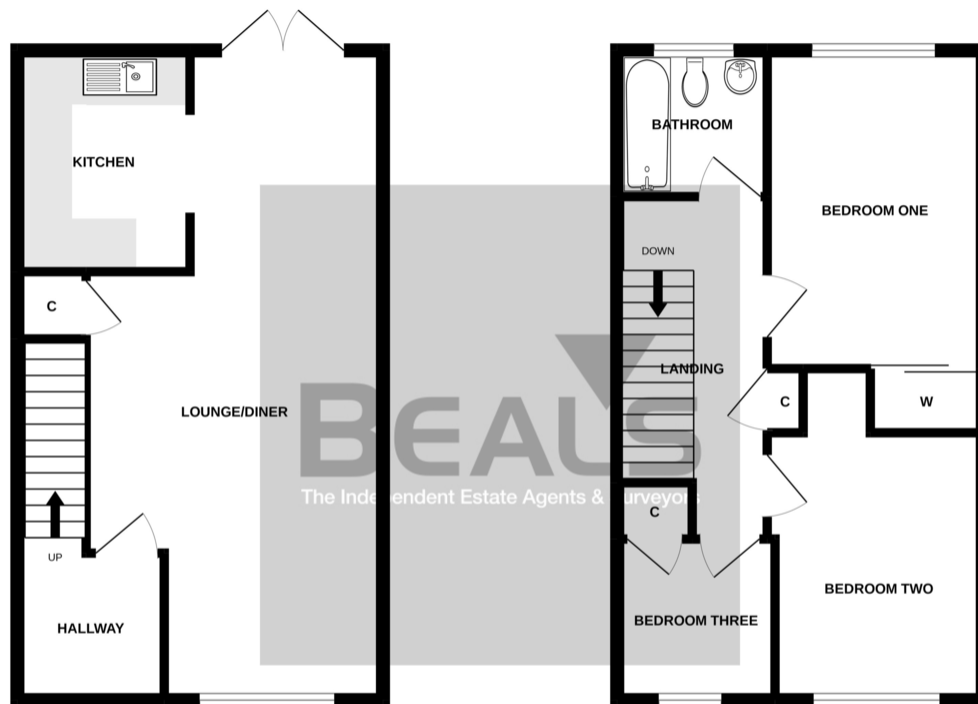
LOCATION

Located in the Lordswood district, this residential area is surrounded by tall leafy trees and is remarkably quiet and you will be spoilt for open spaces to enjoy a walk or other outside activities on a pleasant day. There is a convenient Tesco Express very close by and Lordshill Centre is just a mile up the road where you will find a Sainsbury's super store with petrol station, along with a doctors surgery, chemist, newsagent & bingo hall. Southampton General Hospital is within a 5 min drive or 15 min walk, plus there is excellent public transport from the main Lordswood Road to take you to Shirley or the City Centre. Parking is provided at the development and the location is also within quick easy access of the M27/ M3 for those commuting further afield.



GROUND FLOOR

1ST FLOOR



ASPECT PROPERTY

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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HALLWAY**LOUNGE/DINER**

27' 03" x 12' 07" (8.31m x 3.84m)

KITCHEN

09' 03" x 07' 03" (2.82m x 2.21m)

LANDING**BEDROOM ONE**

12' 02" x 09' 08" (3.71m x 2.95m)

BEDROOM TWO

12' 05" x 09' 00" (3.78m x 2.74m)

BEDROOM THREE

06' 08" x 06' 04" (2.03m x 1.93m)

BATHROOM

06' 07" x 06' 00" (2.01m x 1.83m)

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 MoveWithUs 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 MoveWithUs Limited and the solicitor they instruct.



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.

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