

Lundy Close
Lordshill
Southampton
SO16 8BA

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KEY FEATURES:

- › EXTENDED THREE BEDROOM END OF TERRACE HOUSE
- › GREAT SIZE AND CONDITION THROUGHOUT
- › SOUGHT AFTER LOCATION
- › THREE DOUBLE BEDROOMS
- › 26FT LOUNGE/DINER
- › TWO RECEPTION ROOMS
- › QUIET CUL DE SAC LOCATION



BEALS
The Independent Estate Agents & Surveyors
Est. 1995

INTRODUCTION

This extended three double bedroom family home is in good condition throughout and is located in a cul de sac in the sought after location of Lordshill which is not only close to local amenities but has great links to the motorway and Southampton City Centre. The property is a great size throughout and benefits from a 26ft lounge/Diner, Modern Kitchen which has doors that open out to the garden room and a cloakroom all on the ground floor and a Family bathroom and three double bedrooms on the first. The property also benefits from having a driveway to the front giving off road parking and a landscaped garden to the rear with patio area and rear access. This really is a must see property, as we are expecting a lot of interest so call now to book your viewing

INTERNALLY

As you enter the property you are welcomed by a reception hall which has doors to the cloakroom, Lounge/Diner and Kitchen and stairs that lead up to the first floor. The lounge/Diner is a great size and is dual aspect with a double glazed window to the front aspect and double glazed French doors to the rear that open up into the Garden. The Kitchen is alongside this and has a double glazed window to the rear aspect and a door which leads out to the garden room. The Kitchen has been fitted with a range of pale green shaker style base and eye level units, dark granite effect worktops and tiled splashbacks and inset stainless steel sink. There is a space for an Aga style cooker, electric hob with a stainless steel extractor hood over. There are spaces for a tall Fridge Freezer and dishwasher. The garden room (currently being used as a hair salon) is dual aspect with a double glazed window to the rear aspect and French doors to the side that open up onto the patio area and garden. The Cloakroom has been fitted with a modern two piece suite comprising of a low level top flush W/C and a vanity unit with a bowl wash hand and complimentary tiling to the walls and floor. On the first floor you will find the landing with doors to all the bedrooms and Family bathroom with the master bedroom being to the rear of the property and has a double glazed window that overlooks the garden, a range of fitted bedroom furniture and a door into the bathroom. Bedrooms two and three are both to the front with double glazed windows to the front aspect. The Jack and Jill style bathroom has a



double glazed window to the rear aspect and has been fitted with a modern white suite comprising of a p shaped bath with a chrome mixer shower over, Pedestal wash hand basin and a low level WC and complimentary tiling to the walls.

EXTERNALLY

The front of the property is enclosed by wood panel fencing and dwarf wall, It has been laid to driveway with a raised flower and shrub border. The rear garden is enclosed by wood panel fencing and has a raised patio area with steps down to the lawned area with raised flower and shrub borders.

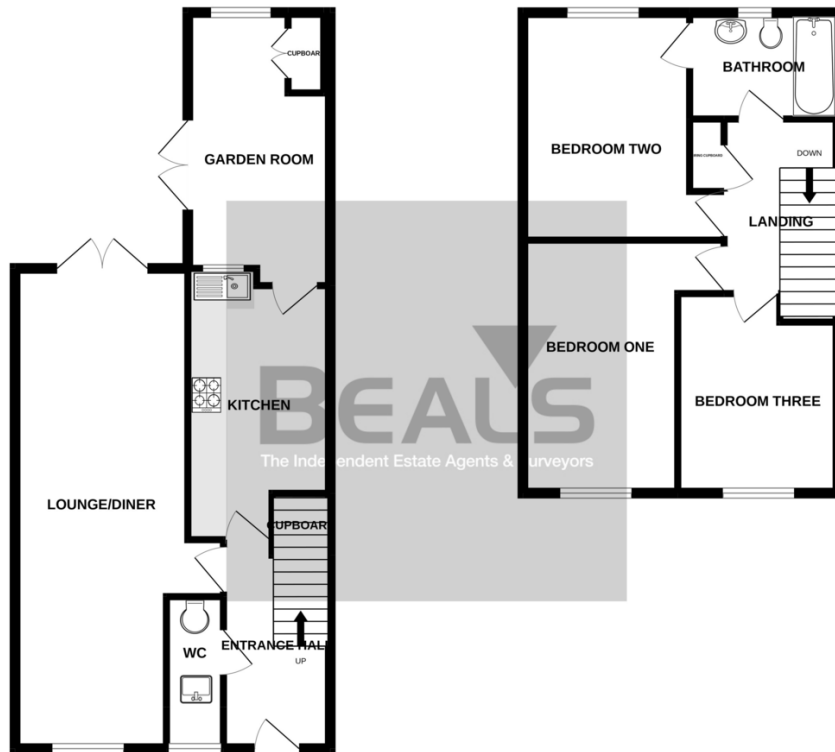
LOCATION

Lordshill is a popular residential location in Southampton with easy access to junction 3 of the M27. Shopping facilities include the large Sainsbury's supermarket and parade of shops in Lordshill. There is a range of public transport on offer including rail travel from Southampton Central Station and Redbridge train station.



GROUND FLOOR

1ST FLOOR



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**CLOAKROOM**

06' 00" x 02' 04" (1.83m x 0.71m)

LOUNGE/DINER

26' 05" x 09' 05" (8.05m x 2.87m)

GARDEN ROOM

10' 00" x 10' 00" (3.05m x 3.05m)

KITCHEN

14' 07" x 07' 09" (4.44m x 2.36m)

LANDING**BEDROOM ONE**

12' 06" x 09' 08" (3.81m x 2.95m)

BEDROOM TWO

13' 09" x 08' 06" (4.19m x 2.59m)

BEDROOM THREE

11' 00" x 09' 00" (3.35m x 2.74m)

BATHROOM

06' 00" x 06' 00" (1.83m 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 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.



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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