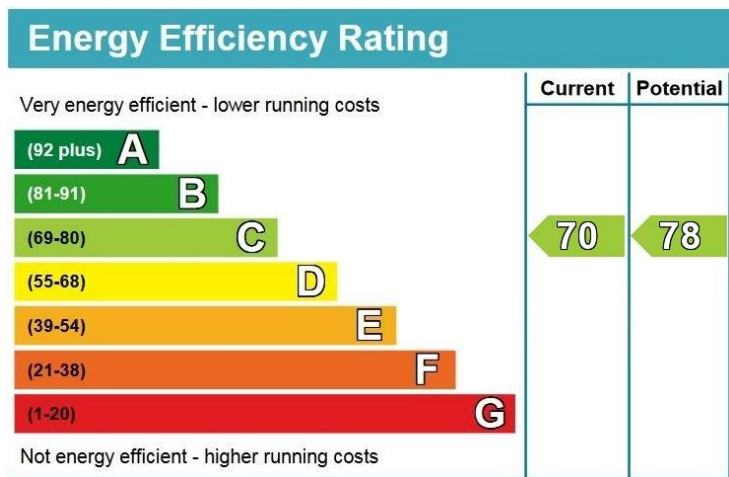




Bitterne

023 8042 2600



69 Canterbury Avenue, Sholing, Southampton, Hampshire, SO19 1EG

Offers Over £200,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Canterbury Avenue! This three bedroom end of terrace family home is **SOLD WITH NO FORWARD CHAIN** and would be the ideal first time buy! Located within the heart of Sholing in a tree-lined cul-de-sac the property boasts easy links to all local amenities. This blank canvas would relish internal modernisation, offering the prospective buyer to make it their own. Step inside into the main hallway taking you through to an open-plan lounge, dining, kitchen. Upstairs hosts three bedrooms, modern fitted shower room and separate w/c. The rear garden is low maintenance and offers rear access. There is a gas combination boiler which was installed in 2021 and is regularly serviced as well as full UPVC double-glazing. Call us NOW to book your viewing!

fieldpalmer.com

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Approach

Entrance Hall:

Textured ceiling, stairs rising to first floor, wall-mounted boiler, door to:

Lounge/Diner

21' 5" (6.53m) reducing to 9'8" x 12' 9" (3.89m) reducing to 9'10"::
Textured ceiling, double glazed window to front, double glazed French doors to rear, three radiators.

Kitchen

10' 1" (3.07m) x 8' 9" (2.67m)::
Textured ceiling, double glazed door to rear and double glazed window to rear, a range of wall, base and drawer units with work surface over, built-in storage cupboard.

Landing:

Textured ceiling, hatch providing access to loft space, doors to:

Master Bedroom

12' 8" (3.86m) x 11' 1" (3.38m)::
Textured ceiling, double glazed window to rear, built-in wardrobe, radiator.

Bedroom Two

8' 7" (2.62m) x 9' 11" (3.02m)::
Textured ceiling, double glazed window to front, radiator.

Bedroom Three

8' 7" (2.62m) x 8' 10" (2.69m) reducing to 5'9 (1.75m)::
Textured ceiling, double glazed window to front, cupboard housing water tank.

Shower Room:

Smooth ceiling, double glazed obscured window to rear, walk-in shower, wash hand basin, tiled walls.

W/C:

Textured ceiling, double glazed obscured window to rear, W/C.

Garden:

Wall enclosed rear garden with rear pedestrian access.

Services

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band

Band B

Sellers Position

No Forward Chain

Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.



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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Bitterne 249 Peartree Avenue Bitterne SO19 7RD 023 8042 2600	Shirley 391 Shirley Road Shirley SO15 3JD 023 8078 0787	Woolston 24 Portsmouth Road Woolston SO19 9AB 023 8039 3255	Auction Department 62 High Street West End SO30 3DT 023 8047 4274	Lettings & Block Management 2-4 New Road Southampton SO14 0AA 023 8071 0402	Do you need an Energy Performance Certificate? Field Palmer are able to offer EPC services across Hampshire and the south of England. We can offer mortgage advice Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.	
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