



**12 Newcombe Road, Polygon, Southampton
SO15 2FS**



£190,000 offers over

Franklin Allan Property Services are proud to offer for sale this three bedroom semi detached house positioned in the heart of Polygon close to all its amenities including the City Centre and Bedford Place. The accommodation briefly comprises of long entrance hallway leading through to separate lounge at the front and separate sitting room to the rear. In the centre there is a large open kitchen dining room with access onto side passage way leading to rear garden. Upstairs there are three good sized family bedrooms and a family bathroom suite with shower cubicle. The property is in need of a complete refurbishment, cash proceedable buyers are only welcome to the open days. Viewing sessions are pre-booked for the 15th July starting at 12pm and finishing at 2pm and then the 22nd July starting at 2pm and finishing at 4pm. All offers must be submitted in writing providing confirmation all funds are available and identification is verified. Please contact our estate agency and confirm your intention to view inside.

- 3 bed semi detached house
- Separate lounge
- Separate living room
- Kitchen dining room
- Three good sized bedrooms
- Upstairs bathroom suite
- In need of refurbishment
- Open days for 15th July
- Further open day for the 22nd July
- Cash buyers only

Hallway

Stairs leading to first floor landing, doors to

Lounge

Into bay window to front aspect, window to side aspect.

Sitting room

Window to rear and side aspects, door to rear garden, fire place.

Kitchen dining room

Windows to side aspects, door to side passage way, fitted kitchen cabinets and worksurfaces, recessed cupboard.

Landing

Fixed stair case leading to attic, built in cupboard, doors to

Bedroom one

Into bay window to front aspect, further window to front aspect.

Bedroom two

Window to side aspect.

Bedroom three

Window to rear aspect, wash hand basin.

Bathroom

Panelled bath, shower cubicle, wash hand basin and low level WC, window to side aspect.

Outside

Front garden-small frontage with a side passage way to rear garden, over grown with shrubs and trees.

Franklinallan

Franklinallan Property Services Limited is a company registered in England, Company No.14515143

Services Connected

Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as their working order.

All Measurements

All measurements are approximate, all measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact Jason Franklin should you have any queries and we will try our utmost to assist.

