

KINGS
ESTATES

GUIDE PRICE
£200,000

Bedford Avenue, Southampton, SO19 9GF **Freehold**



Welcome to Bedford Avenue

MAIN DESCRIPTION Situated in a well-established residential area, this 1950s-built end of terrace property offers generous living space across two floors. The ground floor comprises a welcoming entrance hall leading to a spacious lounge with twin double glazed windows to front aspect and two radiators, offering plenty of natural light and space for relaxation and entertaining.

To the rear, the fitted kitchen includes wall and base units, a stainless steel sink and drainer, a gas hob with extractor over, a freestanding boiler, and dual aspect double glazed windows with rear views. A double glazed door provides access to the rear garden. A secondary reception room is also accessible from the entrance hall, with a rear aspect double glazed window, radiator, and built-in understairs storage.

Upstairs, the property offers three well-proportioned bedrooms. Bedroom one includes a double glazed window to front aspect, radiator, and built-in wardrobes. Bedroom two has a double glazed window to rear aspect and radiator. Bedroom three includes a double glazed window to rear aspect and radiator.

The first floor also benefits from a bright landing with airing cupboard, water tank location, and loft hatch. A family bathroom completes the accommodation with a panel bath, wash hand basin, WC, radiator, extractor fan, and a double glazed window to rear aspect.

Externally, the property offers a front lawned garden with gated walkway to the entrance, while the rear garden features a patio area and lawn, bordered with mature hedges offering privacy. A side gate provides access to the garage located at the rear.

The property benefits from gas central heating and double glazing throughout. Offered with vacant possession, this home provides an excellent opportunity

to renovate to personal taste or investment standard.

ACCOMMODATION

Lounge 23.89 ft x 10.37 ft max Double glazed windows x2 to front and rear aspect, radiator x2, TV and telephone points.

Kitchen 16.23 ft x 8.27 ft Double glazed window to rear aspect, wall and base units, stainless steel sink and drainer, gas hob and extractor fan, freestanding boiler, radiator, double glazed door to garden.

Entrance Hall 5.69 ft x 13.18 ft Stairs to upstairs landing.

Bedroom One 10.00 ft x 11.15 ft Double glazed window to front aspect, radiator, built-in wardrobes.

Bedroom Two 10.21 ft x 9.94 ft Double glazed window to rear aspect, radiator.

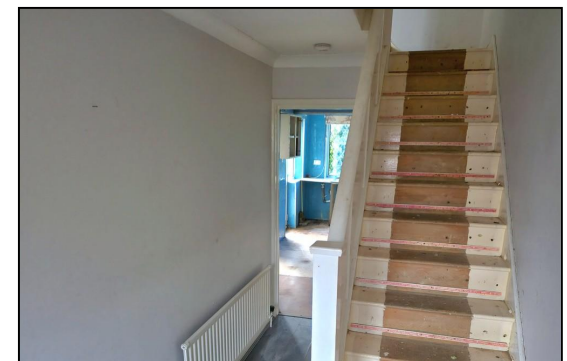
Bedroom Three 8.12 ft x 6.24 ft Double glazed window to rear aspect, radiator.

Landing Airing cupboard, water tank location, loft hatch.

Bathroom 5.70 ft x 6.24 ft Double glazed window to rear aspect, WC, wash hand basin, panel bath with shower over, radiator, extractor fan.

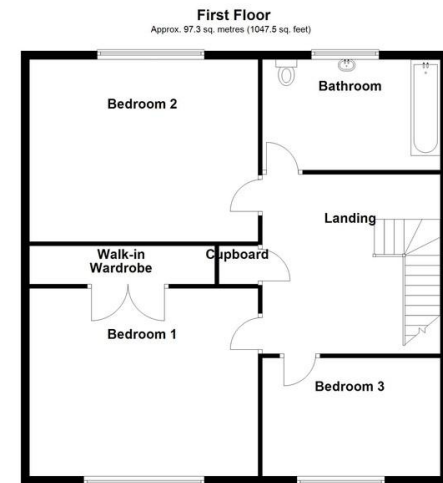
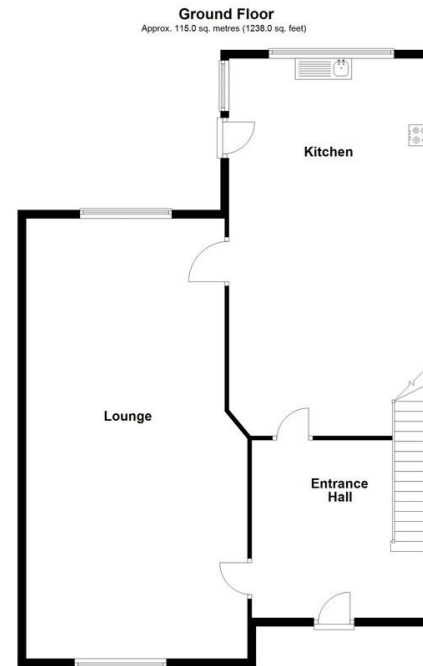
Garage 7.94 X 16.07 ft Access via up-and-over door.

EPC Rating: **56D**
Council Tax Band: **B**





Floorplan



Property Features

- NO FORWARD CHAIN
- END OF TERRACE
- THREE BEDROOMS
- GARAGE INCLUDED
- ON-STREET PARKING
- PRIVATE GARDEN
- FULL MODERNISATION REQUIRED
- LARGE LOUNGE
- GOOD LOCAL TRANSPORT LINKS
- INVESTMENT OR FAMILY HOME POTENTIAL

Kings Estates

253 Portswood Road, Southampton, Hampshire, SO17 2NG

www.kingsestates.net

E. southamptonsales@kingsestates.net

T. 02380 553355

W. www.kingsestates.net

Zoopa.co.uk

rightmove



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GUIDE PRICE

£200,000

02380 553355

KINGS
— ESTATES —