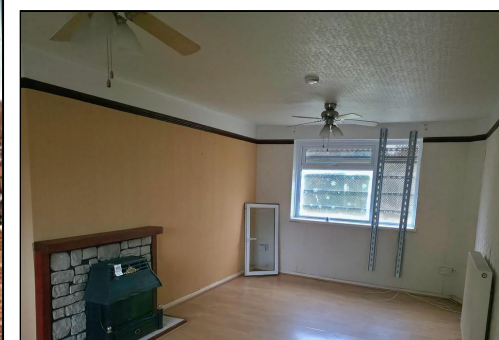


KINGS
ESTATES

GUIDE PRICE
£269,950

Mansel Road West, Southampton, SO16 9LP **Freehold**



Welcome to Mansel Road West

Welcome to this well-proportioned four-bedroom end of terrace home situated in the sought-after area of Mansel Road West, Southampton. This 1950s-built property offers excellent potential for those seeking a spacious family home or investment opportunity and is available with no forward chain. Requiring some modernisation, the home offers an excellent layout and generous room sizes across two floors.

Internally, the property features two reception rooms including a 20' lounge with double glazed windows to both the front and rear aspect, central heating, and a gas fireplace. The large kitchen is fitted with a selection of matching base and wall-mounted units, stainless steel sink and drainer, and a range-style gas hob. A double glazed door provides direct access to the garden. Adjacent to the kitchen, a separate utility room offers further space for white goods and includes electrical points with a double glazed door leading to the front aspect.

Upstairs, the home offers four bedrooms in total. Bedrooms one and two are generous doubles, each benefiting from double glazed windows, central heating radiators, and built-in wardrobes. Bedrooms three and four are well-sized singles, also with double glazed windows and radiators. The family bathroom comprises a white three-piece suite including WC, wash hand basin, and a separate shower cubicle.

To the rear, the property boasts a substantial private garden, ideal for outdoor enjoyment and family activities. Parking is available on-street.

Please note, the property has spray foam insulation

applied to the roof, which may affect mortgage lending. A deposit of 10% to 20% may be required, and only specialist lenders are likely to consider this type of property. Our in-branch mortgage adviser is happy to assist buyers with navigating these lending requirements.

ACCOMMODATION

Lounge

20'36 x 11'59

A spacious reception room with double glazed windows to the front and rear aspect, central heating, and a gas fireplace.

Kitchen

15'12 x 10'25

Fitted with a range of matching wall and base units, stainless steel sink and drainer, range-style gas hob, and a double glazed door to the rear garden.

Utility Room

7.68 x 7.26

Double glazed door to front aspect, electrical points, space for white goods.

Bedroom One

16'71 x 11'43

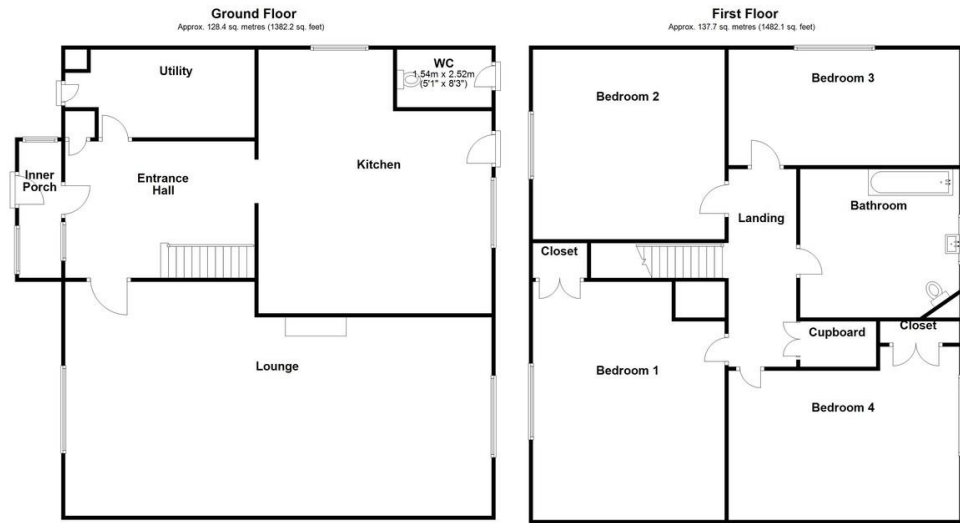
Large double bedroom with double glazed window to the front aspect, central heating radiator, and fitted wardrobes.



EPC Rating: 70C
Council Tax Band: B



Floorplan



Property Features

- FOUR BEDROOM END OF TERRACE HOUSE
- SPRAY FOAM INSULATION PRESENT IN ROOF SPACE
- MORTGAGE RESTRICTIONS APPLY DUE TO SPRAY FOAM
- SPECIALIST LENDING REQUIRED – ADVISER AVAILABLE TO ASSIST
- GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT
- GENEROUS REAR GARDEN IDEAL FOR FAMILIES
- NO FORWARD CHAIN FOR A SWIFTER SALE
- TWO RECEPTION ROOMS WITH SPACIOUS LAYOUT
- LARGE KITCHEN WITH RANGE-STYLE GAS HOB
- SEPARATE UTILITY ROOM WITH FRONT ACCESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	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.

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