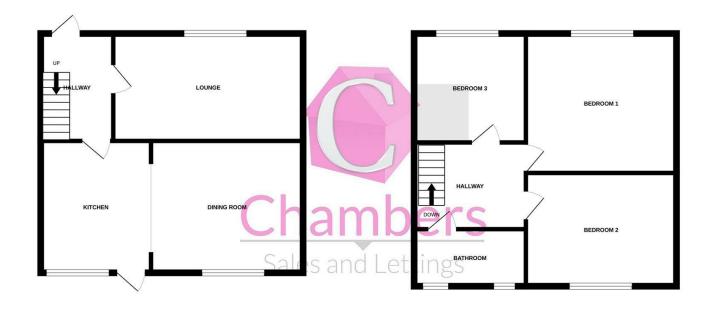
GROUND FLOOR 1ST FLOOR



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 rospective 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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252
Orpen Road
Sholing
Southampton
SO19 0ED



01329665700 Stubbington

252 Orpen Road **Sholing** Southampton **SO19 0ED**

Price Guide £215,000 Freehold







This three bedroom terraced house is located on Orpen Road in Southampton! This property boasts ta kitchen/diner to rear, lounge to front, three bedrooms and a family bathroom. This property does require some modernisation. Situated in a prime location, this house provides easy access to local amenities, schools, and transport links, making it an ideal choice for families or professionals. Don't miss the opportunity to make this house your own and enjoy the convenient location. Contact Chambers today to arrange a viewing 01329 665700.

Entrance Hallway

housing meters, radiator, stairs to first floor landing, wood laminate enclosed with rear access gate. flooring.

Lounge

12'7" x 11'1"

Double glazed window to front elevation, radiator.

Kitchen/Diner

18'11" x 10'1"

Double glazed window and door to rear elevation, fitted cupboards and drawers, stainless steel sink with mixer tap, integrated oven and electric hob, plumbing for washing machine, space for fridge freezer, wall mounted boiler, space for dining table and chairs, wood laminate flooring, radiator.

First Floor Landing

Access to loft via void, doors to three bedrooms and bathroom.

Bedroom One 11'0" x 8'8"

Double glazed window to front elevation, recessed wardrobes, radiator.

Bedroom Two

11'2" x 8'3"

Double glazed window to rear elevation, wood laminate flooring, radiator.

Bedroom Three

9'11" x 8'4"

Double glazed window to front elavation, overstairs bulkhead, radiator.

Double glazed window to rear elevation, fitted with a panel bath with mixer tap, pedestal wash hand basin, WC, radiator.

Area laid to lawn with pathway to front door, overlooking a pleasant green area set back from the road.

Rear Garden

Accessed via a UPVC double glazed front door, access to cupboard A low maintenance garden laid to shingle and patio, fully fence

Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

Orpen Road

Concrete construction under a tiled roof. Heating Source-Gas Central Heating. Mains Water & Sewerage (Southern Water). Council Tax B Southampton City Council. Broadband & Mobile Phone reception, you should satisfy yourself on both speeds and availability by visiting https://checker.ofcom.org.uk

The vendor has experienced no flooding issues and is not aware of any planning applications that will impact their property, you should though visit Eastleigh Borough Councils planning portal to satisfy yourself.

We understand that the property is potentially a Selleck Nicholls build and potential lenders may be restrictive.

Tenure

Freehold















