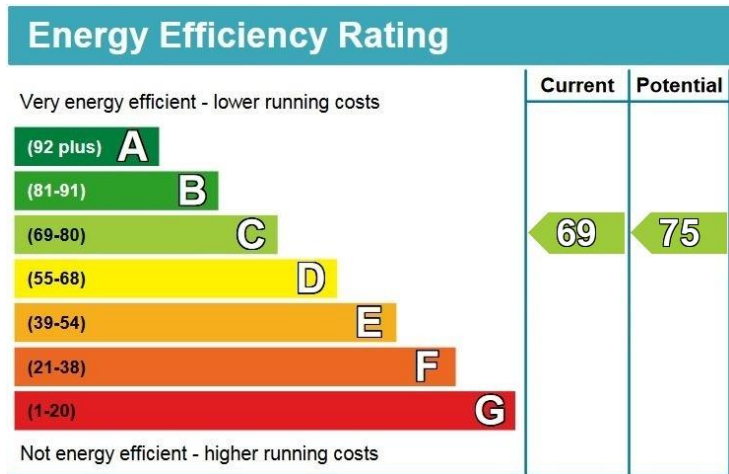




**Bitterne**

**023 8042 2600**



**6 Banbury Avenue, Southampton, Hampshire,  
SO19 8GH**

**£170,000 Leasehold**

Welcome to Banbury Avenue! This two bedroom ground floor maisonette offers an excellent potential for modernisation. The property features two generous double bedrooms, a bright and airy lounge/dining room with direct access into the private garden, a separate kitchen and a family bathroom. There is also an abundance of storage throughout, making it ideal for practical everyday living. Other benefits include a long lease and it is offered with NO FORWARD CHAIN! Call us now to book your viewing on 02380 422600.

# 6 Banbury Avenue, Southampton, Hampshire, SO19 8GH

£170,000 Leasehold

**Approach**  
Pathway to front door.

**Entrance Hall**  
Textured and coved ceiling, UPVC double glazed obscured window to front, dado rail, two storage cupboards, radiator.

**Lounge/Diner**  
14' 11" (4.55m) x 12' 3" (3.73m)::  
Textured and coved ceiling, UPVC double glazed sliding doors to rear opening onto garden, serving hatch, radiator.

**Kitchen**  
10' 9" (3.28m) max x 12' 2" (3.71m) max reducing to 8'8" (2.64m)::  
Textured and coved ceiling, UPVC double glazed window to front, a range of wall, base and drawer units with work surface over, bowl and a half sink and drainer inset, space for gas cooker, space for fridge and washing machine, serving hatch, tiling to principal areas, wall-mounted boiler, understairs storage, radiator.

**Master Bedroom**  
10' 11" (3.33m) x 12' 10" (3.91m)::  
Textured and coved ceiling, UPVC double glazed window to rear, picture rail, two fitted wardrobes, radiator.

**Bedroom Two**  
7' 10" (2.39m) max reducing to 4'2" (1.27m) x 11' 5" (3.48m) into bay::  
Textured and coved ceiling with ceiling rose, UPVC double glazed bow bay window to side, radiator.

**Bathroom**  
Textured and coved ceiling, UPVC double glazed obscured window to side, three-piece suite comprising: panel enclosed bath with electric shower over, high cistern WC and wash hand basin with storage under, tiling to principal areas, heated ladder towel rail.

**Garden**  
Fence enclosed private rear garden, raised hardstanding, patio seating area, gated side access, shed.

**We are advised by the vendor the lease details are as follows::**  
Part of a 999 year lease from 1974  
Ground rent: £15 per annum

**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.

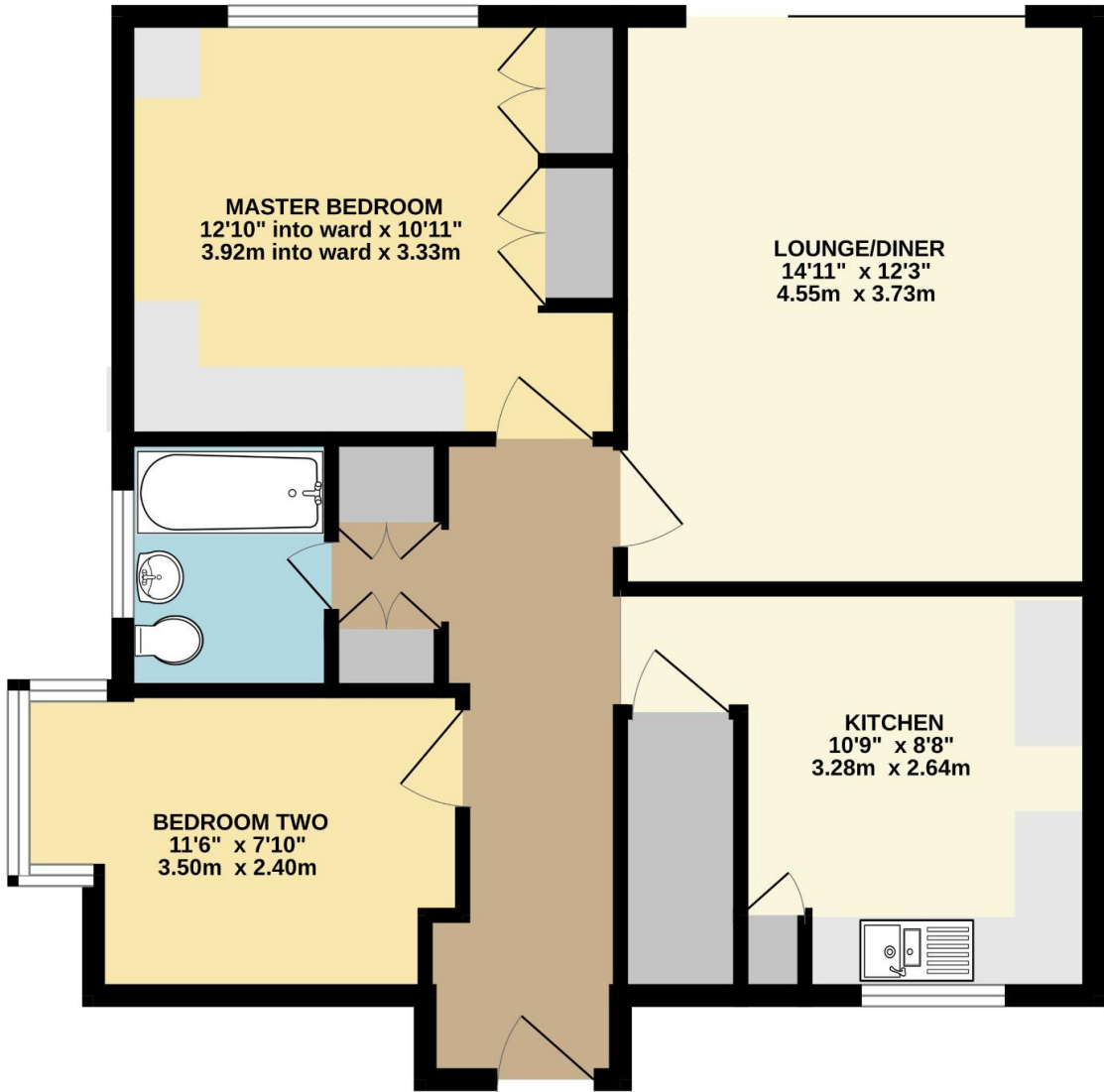
**Council Tax Band**  
Band B

**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.

**Property Reference**  
FP100/080726/CP/D1

GROUND 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 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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