



**Wavell Road, Southampton SO18 4SG**

**welcome to**

## **Wavell Road, Southampton**

**BOOK TO VIEW!!**

This two bedroom maisonette features a spacious living room, separate kitchen, two double bedrooms and a bathroom. Conveniently located within walking distance to Bitterne Village, it offers easy access to local amenities and a vibrant community.

### **Entrance Hall**

Tiled flooring, double glazed window and door to the front aspect, stairs to the first floor, storage heater, door to;

### **Lounge**

12' 7" x 14' 11" ( 3.84m x 4.55m )

Double glazed window to the rear aspect, TV and telephone point, carpeted, under floor heating, built in cupboards.

### **Kitchen**

9' 2" x 8' 7" ( 2.79m x 2.62m )

Double glazed window to the front aspect, wall and base units, work surfaces, stainless steel sink and drainer, space for electric cooker, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled flooring, under floor heating.

### **Landing**

Stairs from ground floor entrance hall to first floor landing, carpeted, doors to;

### **Bedroom One**

12' 6" x 14' 11" ( 3.81m x 4.55m )

Double glazed window to the rear aspect, built in wardrobe, TV point, carpeted.

### **Bedroom Two**

8' 7" x 13' 9" ( 2.62m x 4.19m )

Double glazed window to the front aspect, built in wardrobe.

### **Bathroom**

Double glazed window to the front aspect, bath with mixer taps plus shower attachment above, w/c, wash hand basin, heated towel rail, extractor fan, partially tiled walls.





**Fox & Sons are delighted to bring to the market this two bedroom maisonette, which boasts a spacious living room and separate fitted kitchen.**

**As you ascend the stairs, you'll find two generously sized double bedrooms, each equipped with ample storage space, and a bathroom. The property boasts a convenient location within walking distance to Bitterne Village, allowing easy access to local amenities and vibrant community life. With its comfortable layout and desirable location, this maisonette offers a wonderful place to call home. A viewing is highly recommended!**



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## Wavell Road, Southampton

- Maisonette
- Two Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 783.05

Ground Rent: 9.96

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£120,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
BIT112699 - 0005

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fox & sons



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