



**Church View Close, Southampton SO19 8SJ**

fox & sons

welcome to

## Church View Close, Southampton

\* THREE BEDROOM TERRACED HOUSE \* LOUNGE \* OPEN PLAN KITCHEN/DINING ROOM \* MODERN BATHROOM AND DOWNSTAIRS W/C \* DRIVEWAY FOR TWO CARS \* REAR GARDEN \* CLOSE TO TRAIN STATION \* NO ONWARD CHAIN \*

### Front Garden

Paved driveway suitable for two cars.

### Entrance Porch

Carpet throughout, double glazed window to the front aspect, meter cupboard with storage, access to;

### Entrance Hall

Access to all rooms, tiled flooring, gas radiator, stairs to first floor with storage underneath.

### Cloakroom

Low level w/c, wash hand basin, laminate flooring, partially tiled walls.

### Lounge

13' 4" x 9' 4" ( 4.06m x 2.84m )

Double glazed window to the front aspect, carpet throughout, gas radiator, leading to;

### Dining Room

9' 9" x 9' 3" ( 2.97m x 2.82m )

Tiled flooring, gas radiator, sliding door leading to patio, opens onto;

### Kitchen

10' 4" x 9' 10" ( 3.15m x 3.00m )

Wall and base cupboard units, electric oven, gas hob, overhead extractor, space for fridge under worktop, washing machine, slimline dishwasher, stainless steel sink and drainer, double glazed window to the rear aspect, double glazed door leading to patio.

### Landing

Carpet throughout, access to all rooms, storage cupboard.

### Bedroom One

11' 10" x 9' 7" ( 3.61m x 2.92m )

Double glazed window to the front aspect, gas radiator, freestanding wardrobes, carpet.

### Bedroom Two

11' 5" x 9' 7" ( 3.48m x 2.92m )

Double glazed window to the rear aspect, gas radiator, carpet throughout, built in wardrobe.

### Bedroom Three

10' 5" x 7' 11" ( 3.17m x 2.41m )

Double glazed window to the rear aspect, gas radiator, carpet throughout, freestanding wardrobe, access to loft.

### Bathroom

Bath, shower, wash hand basin with storage below and cabinet above, low level w/c, partially tiled walls, heated towel rail, laminate flooring, extractor fan, double glazed window to the front aspect.

### Loft Space

Hatch situated in bedroom three, used for storage.

### Rear Garden

Enclosed East facing rear garden, mostly patio with artificial grass area, outbuilding, outside tap and power points.

### Outbuilding

Additional storage space/home office with electrics.





**Welcome to this three-bedroom terraced home in Sholing, where space and comfort come together to create a great family home.**

**Inside, the generous lounge is a bright and inviting space, flowing seamlessly into the spacious kitchen and dining area. This open-plan layout is the heart of the home, with patio doors opening onto the rear garden. A downstairs w/c has been added for further convenience.**

**Upstairs, you'll find three well-proportioned bedrooms, two of which feature fitted storage. A modern family bathroom completes the upper floor, offering a stylish space to unwind.**

**At the front, a generous driveway provides parking for two cars. To the rear, the well-maintained garden offers a blend of patio and artificial lawn, perfect for those looking for low maintenance. The versatile outbuilding would make a great additional storage space or home office.**

**With Sholing train station, local amenities and bus routes nearby, a viewing is highly recommended!**



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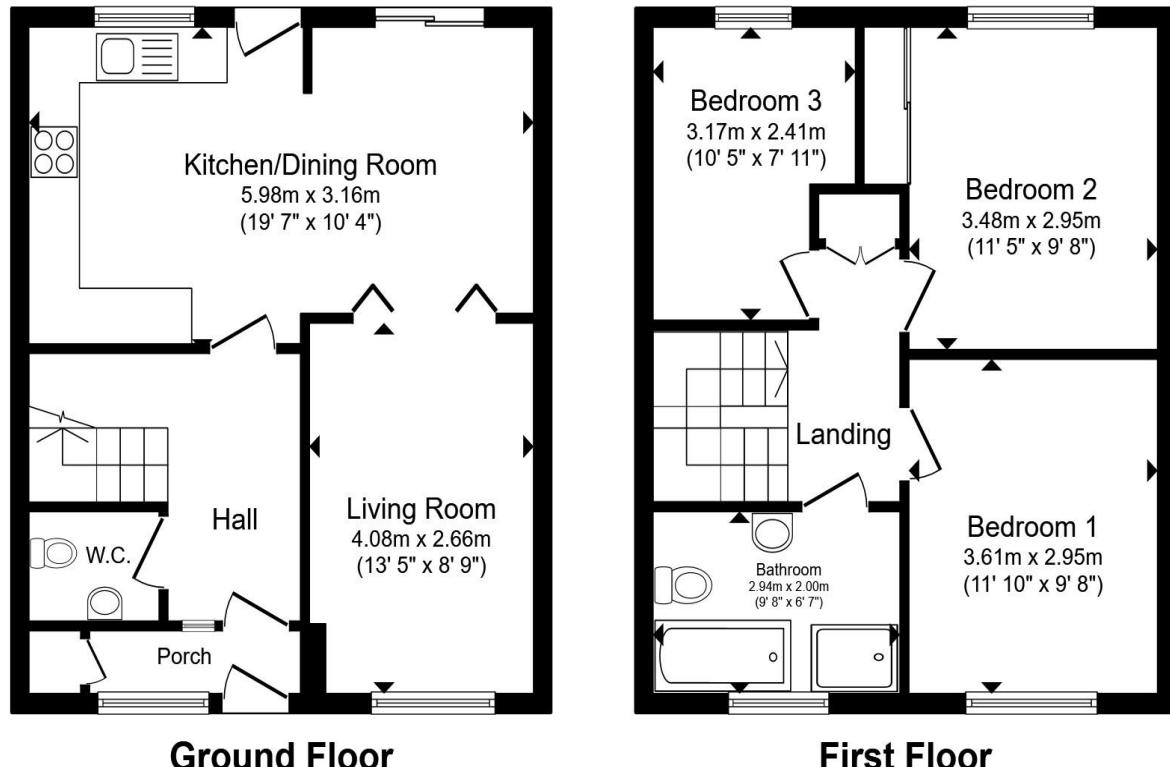
- Three Bedroom Terraced House
- Lounge
- Open Plan Kitchen/Dining Room
- Off-Road Parking
- Downstairs W/c & Upstairs Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

**£290,000**



Total floor area 86.0 m<sup>2</sup> (926 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
BIT112863 - 0004

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