



Connells

Avon Road
Southampton

Avon Road Southampton SO18 4FP

for sale guide price
£350,000



Property Description

Located in the popular Avon Road, this spacious three-bedroom semi-detached home offers generous accommodation throughout, making it an ideal choice for families.

The ground floor features a bright and airy lounge with a large bay window, a spacious fitted kitchen complete with a breakfast bar and double French doors opening onto the rear garden, a stylish downstairs shower room, and an additional reception room which could be used as a dining room, family room or home office.

Upstairs, there are three well-proportioned bedrooms, a family bathroom, and access to the loft from the landing.

The impressive rear garden offers a large decking area, an extensive lawn, a useful shed/workshop, and convenient side access. To the front, the property benefits from a private driveway with a dropped kerb and an attractive garden with mature plants and shrubs.

This fantastic home offers spacious and versatile living throughout and is ready to move into. Viewing is highly recommended to fully appreciate everything it has to offer.

Entrance Porch

Surrounding glass panels.

Entrance Hall

Gas central heating radiator. Understairs storage.

Shower Room

Double glazed window to rear aspect. WC. Vanity sink. Walk in shower. Hand towel rail. Extractor fan. Modern.

Living Room

Double glazed bay window to front aspect. Gas central heating radiator. Carpeted. Wall lights. Spacious.

Dining Room

Double glazed window to side aspect. Gas central heating radiator.

Kitchen

Wall and base units. Space for appliances. Electric hob. Breakfast bar. Double glazed French doors to rear garden. X 2 gas central heating radiators.

Landing

Loft access. Double glazed window to side aspect.

Bedroom 1

Double glazed bay window to front aspect. Gas central heating radiator. Ceiling fan. Made to fit blinds.

Bedroom 2

Double glazed window to rear aspect. Gas central heating radiator.

Bedroom 3

Double glazed window to rear aspect. Gas central heating radiator. Airing cupboard.

Bathroom

Double glazed window to front aspect. WC. Bath. Wash hand basin. Tiled.

Outside

Front - Driveway with dropped kerb. Side access. Plants and shrubs.

Rear - Decking. Grass. Side access. Flower beds. Shed/workshop.

Agent Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

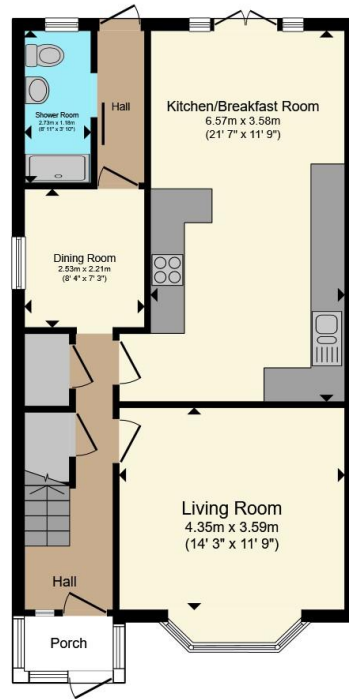
Key Features

- Three-bedroom semi-detached home
- Spacious lounge with bay window
- Large kitchen with breakfast bar
- French doors opening to the rear garden
- Two reception rooms
- Stylish downstairs shower room
- Large rear garden with decking and workshop
- Private driveway with side access

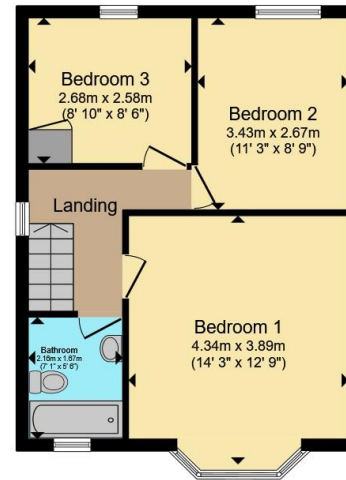








Ground Floor



First Floor

Total floor area 102.5 m² (1,103 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

Connells

To view this property please contact Connells on

T 02380 422080
E Bitterne@connells.co.uk

2 West End Road Bitterne
SOUTHAMPTON SO18 6TG

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BTN107917



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BTN107917 - 0003