

fieldpalmer
ESTATE AGENTS

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**104 Knighton Road, Itchen, Southampton,
Hampshire, SO19 2FN**

Offers Over £250,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Knighton Road! If you are looking for a property with character and charm that you can really make your own, then look no further! This 1930's semi-detached house is positioned in the sought-after location of Itchen, close to schools and amenities. You are welcomed by the entrance hall with doors leading to the primary rooms. This property benefits from two reception rooms, the lounge at the front benefits from a half bay window, and the dining room is at the rear with a view of the garden. There is a separate kitchen, lean -to, and a downstairs cloakroom. Upstairs, it offers three very generous bedrooms and a family bathroom.

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Approach:

Driveway providing off road parking, lawned garden to side with mature shrubs.

Entrance Hall:

Textured ceiling, stairs rising to first floor with storage under, wall-mounted boiler, radiator, doors to:

Lounge

11' 11" (3.63m) x 12' 7" (3.84m) max reducing to 11' 4" (3.45m):: Smooth ceiling with picture rail, UPVC double glazed half bay window to front, electric fire and surround, radiator.

Dining Room

8' 3" (2.51m) x 12' 8" (3.86m) max:: Smooth ceiling with picture rail, UPVC double glazed window to rear looking into garden, electric fire, radiator.

Kitchen

12' 6" (3.81m) max x 7' 10" (2.39m) max:: Textured ceiling, UPVC double glazed window to rear looking into garden, UPVC double glazed door to side, wall, base and drawer units with work surface over, stainless steel sink and drainer inset, space for cooker, washing machine and fridge/freezer, tiled splashbacks, radiator.

Lean To

10' 5" (3.17m) x 3' 10" (1.17m):: Polycarbonate roof, UPVC double glazed windows to side, window to rear, door to front, door to:

WC:

Smooth ceiling, WC.

Landing:

Textured ceiling, hatch providing access to loft space, UPVC double glazed window to side, door to:

Master Bedroom

12' 3" (3.73m) x 11' 6" (3.51m) max reducing to 10' 4" (3.15m):: Smooth ceiling with picture rail, UPVC double glazed half bay window to front, built-in storage cupboard, cast iron fireplace, radiator.

Bedroom Two

11' 3" (3.43m) max x 10' 1" (3.07m) max:: Smooth ceiling with picture rail, UPVC double glazed window to rear overlooking garden, cast iron fireplace.

Bedroom Three

11' 5" (3.48m) max x 7' 11" (2.41m):: Coved and textured ceiling, UPVC double glazed window to side, radiator.

Bathroom :

Coved and textured ceiling, UPVC double glazed obscured window to front, three-piece suite comprising: WC, wash hand basin and panel enclosed bath, radiator.

Garden:

Wall and fence enclosed rear garden, majority laid to lawn with central path, flower and shrub borders, shed.

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

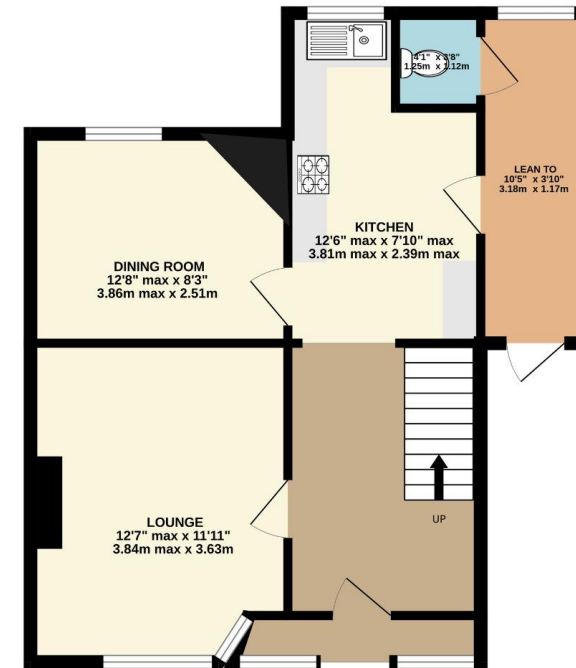
Sellers Position

No Forward Chain

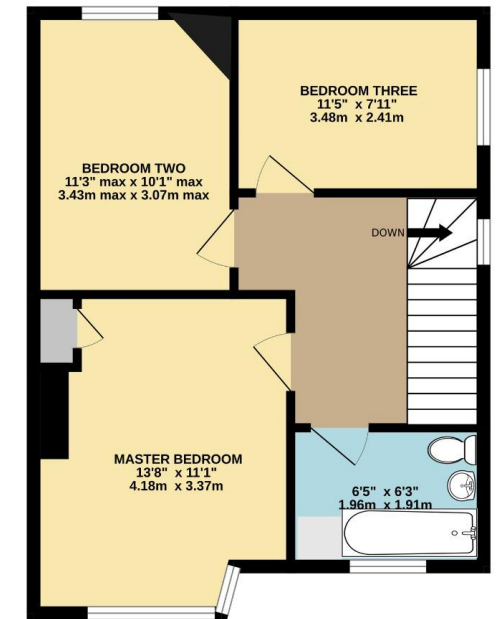
Offer Check Procedure

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.

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1017 sq.ft. (94.5 sq.m.) approx.

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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We can offer mortgage advice

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.

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