Weston Grove Road, Southampton SO19 9EL

fox & sons

welcome to

Weston Grove Road, Southampton

* THREE BEDROOM TERRACED HOUSE * TWO RECEPTION ROOMS * HOME OFFICE * 120 FT REAR GARDEN * DRIVEWAY * DOWNSTAIRS W/C & UPSTAIRS BATHROOM * GREAT TRANSPORT LINKS * GREAT LOCATION *

Front Garden
Paved driveway for one car, access to;

Porch
Double glazed window to the front aspect, access to main property.

Entrance Hall
Access to all rooms, gas radiator, carpeted.

Cloakroom
Low level w/c, wash hand basin, double glazed window to the rear aspect.

Lounge
Double glazed bay window to the front aspect, carpeted.

Dining Room
Wooden flooring, gas radiator, two double glazed windows to the side aspect, access to cloakroom, double glazed patio door to garden.

Kitchen
Wall and base cupboard units, freestanding fridge/freezer, under counter dishwasher, range cooker, gas hob, overhead extractor, stainless steel sink and drainer, double glazed window to the rear aspect, gas radiator.

Landing
Access to all rooms, carpeted, loft hatch.

Bedroom One
Double glazed window to the rear aspect, laminate flooring, gas radiator, freestanding wardrobe.

Bedroom Two
Double glazed window to the front aspect, carpeted, gas radiator, built in storage.

Bedroom Three
Double glazed window to the rear aspect, carpeted, gas radiator, freestanding wardrobe.

Bathroom
Bath with overhead shower, low level w/c, heated towel rail, wash hand basin unit, extractor fan, partially tiled walls.

Loft Space
Part boarded, light, used for storage.

Rear Garden
120 ft enclosed South facing garden with patio seating area, laid to lawn, storage shed and access to;

Home Office
Running electrics, double glazed windows to the side and rear aspect.

Situated in the popular area of Woolston, this attractive three-bedroom terraced home enjoys a fantastic location with excellent transport links and a wide range of local amenities close by, making it ideal for families, professionals and first-time buyers alike.

The ground floor of the property boasts a lounge and a spacious fitted kitchen, which leads seamlessly through to a well-proportioned dining room. Completing the ground floor is the added convenience of a downstairs w/c. Upstairs, the property comprises three bedrooms and a modern family bathroom.

Outside, the home continues to impress with a generous 120 ft rear garden with the added bonus of a home office, perfect for remote working or hobby space. To the front, there is a private driveway providing off-road parking for one car.

Agents Note: 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.

welcome to

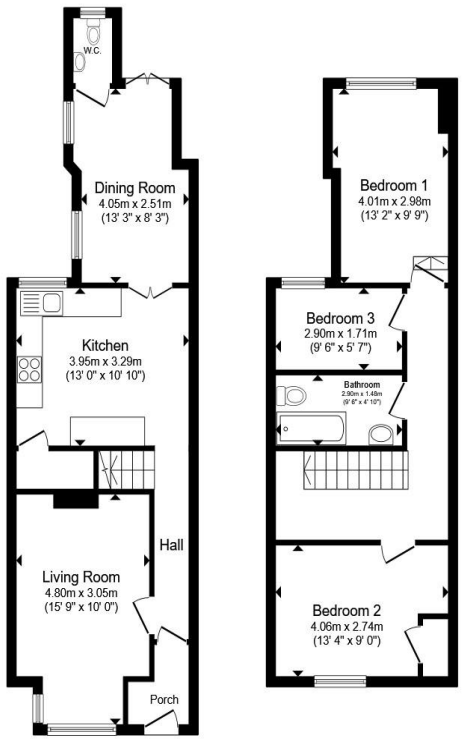
Weston Grove Road, Southampton

- Three Bedroom Terraced House
- Two Reception Rooms
- 120 Ft Rear Garden with Home Office
- Downstairs W/c & Upstairs Bathroom
- Driveway

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over

£260,000



Total floor area 89.0 m² (958 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

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The Property Ombudsman

Property Ref:
BIT113183 - 0010

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