

FOR SALE



Cecil Avenue

3 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £245,000


MARTIN&CO



This three-bedroom terraced house is offered for sale in a sought after area of Southampton, appealing to first time buyers, families and investors alike. The property is neutrally decorated, providing a straightforward backdrop for further improvement or personalisation.

- • Three-bedroom terraced family home
- • Sought-after Southampton residential location
- • Ideal for first-time buyers
- • Attractive investment or development opportunity
- • Two reception rooms with fireplace
- • Neutrally decorated, easy to

Accommodation comprises two reception rooms, one of which features a feature fireplace, offering defined areas for living and dining. There is a separate kitchen benefiting from natural light, and an upstairs toilet with hand basin. Original features add character, and on-road parking is available.

The location provides access to local amenities including shops, supermarkets and everyday services in the surrounding neighbourhoods of Shirley and Millbrook. Southampton Common, with its extensive green space and walking routes, is within convenient reach, as are a range of schools serving primary and secondary ages in the wider area.

Public transport links are a key advantage. Nearby bus routes connect to Southampton city centre, the General Hospital and the university areas. Southampton Central railway station is accessible by bus or car, offering services to London Waterloo in around 1 hour 20 minutes, as well as to Portsmouth, Bournemouth and other South Coast destinations.

This terraced house represents a development property with clear scope for enhancement, well positioned for those seeking a home or investment in an established

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		



residential location with public transport links and local amenities close by.

HALL Original features

RECEPTION 1 3.87M X 3.24M Neutral decor, bay window with front aspect.

RECEPTION 2 3.45m x 3.31m Neutral decor, feature fireplace window to rear aspect.

KITCHEN 7.11m x 2.74m Good range of base and wall units, space for electric oven and hob, washing machine available. Window to side aspect.

INNER HALL Leading to bathroom and rear door to garden. Airing cupboard.

BATHROOM 2.87M x 1.74M White suite comprising panel bath with a shower and hose over, handbasin and low level wc. Window to rear aspect.

MASTER BEDROOM 4.16M X 3.90M Bay window, front aspect.

BEDROOM 2 3.36M x 2.51M Double room with rear aspect.

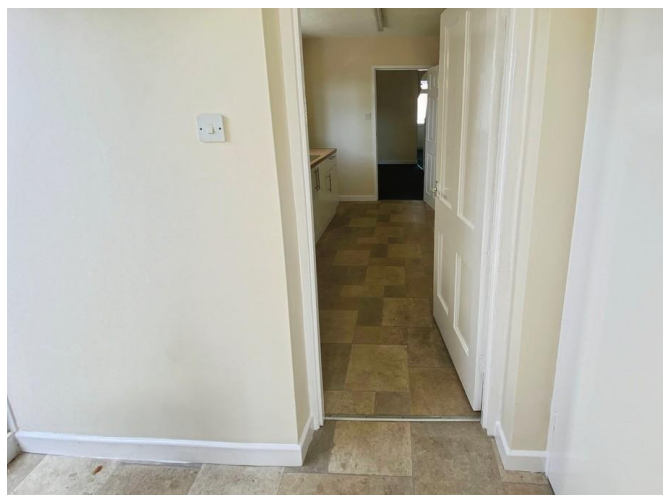
BEDROOM 3 2.75M x 2.76M Rear aspect.



REAR GARDEN Rear access, shed, mainly laid to lawn.

TENURE: FREEHOLD

ENERGY PERFORMANCE CERT C





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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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