



Connells

Cheriton Avenue
Southampton



Property Description

Situated on the popular Charlton Avenue in Southampton, this well-presented two-bedroom end-of-terrace home offers spacious and versatile living, making it an ideal purchase for first-time buyers, small families, or investors.

The property comprises two generous double bedrooms, with the main bedroom benefiting from a built-in wardrobe. A well-appointed family bathroom includes a bath with an overhead shower, providing both comfort and convenience.

On the ground floor, there is a bright and spacious lounge, perfect for relaxing or entertaining. The fitted kitchen is well laid out and features a useful pantry along with ample storage space. To the rear, a large conservatory offers additional living or dining space and enjoys views over the garden, with direct access outside.

The property also benefits from a tidy, tiered rear garden, ideal for outdoor seating and low-maintenance enjoyment. Further features include double glazing, gas central heating, and the added privacy and side access that comes with being an end-of-terrace home.

Conveniently located close to local amenities, schools, and transport links, this property is not to be missed. Early viewing is highly recommended.

Lounge

12' x 11' 6" (3.66m x 3.51m)
UPVC double patio doors to rear aspect., TV point, X 2 Gas central heating radiators.

Kitchen

12' 11" x 8' 4" (3.94m x 2.54m)
Wall and base units, Stainless steel sink and drainer. Gas hob and integrated oven. Partial tiled wall. Pantry. Gas central heating radiator.

Conservatory

7' 9" x 19' 8" (2.36m x 5.99m)
UPVC double glazed door to garden. Gas central heating radiator.

Bedroom 1

13' 10" x 11' 7" (4.22m x 3.53m)
UPVC double glazed window to rear aspect. Gas central heating radiator.

Bedroom 2

9' 8" x 11' 7" (2.95m x 3.53m)
UPVC double glazed window to rear aspect. Gas central heating radiator.

Bathroom

Double glazed window to front aspect. Bath with shower. WC. Hand wash basin. Partly tiled.

Rear Garden

Tiered garden. Wood decking area. Lawn space. Side access.

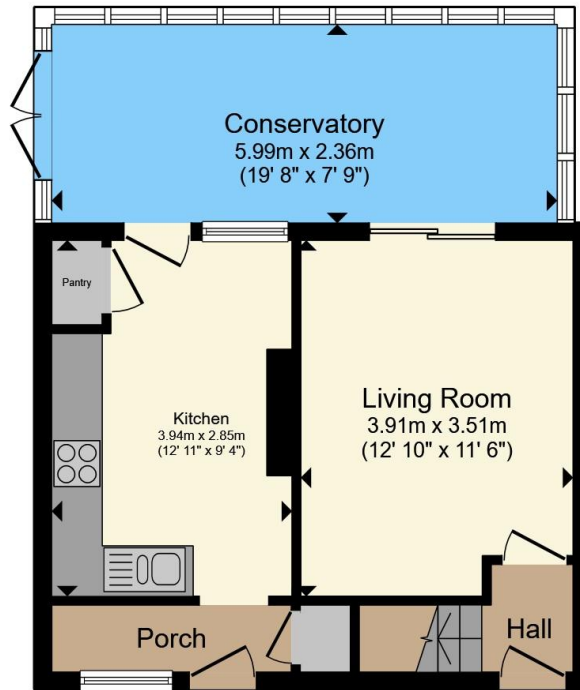
KEY FEATURES

- Two double bedrooms
- End-of-terrace property
- Spacious lounge
- Fitted kitchen with pantry
- Family bathroom with bath and shower
- Large conservatory
- Tidy tiered rear garden
- Gas central heating and double glazing

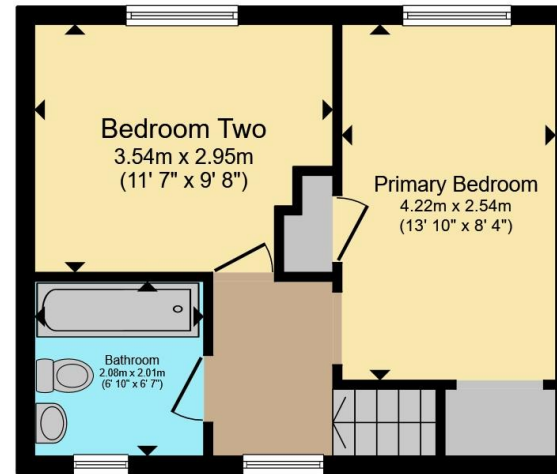








Ground Floor



First Floor

Total floor area 78.7 m² (847 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



To view this property please contact Connells on

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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BTN107789



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