



Canterbury Avenue, Southampton SO19 1EG

welcome to

Canterbury Avenue, Southampton

* THREE BEDROOM TERRACED HOUSE * SPACIOUS LOUNGE/DINER * FITTED KITCHEN & BATHROOM * LOW MAINTENANCE FRONT & REAR GARDENS * RESIDENTS PARKING * CLOSE TO LOCAL AMENITIES & SCHOOLS *

Porch

Double glazed windows to front and side aspect, door to;

Entrance Hall

Stairs to first floor, under stairs cupboard, doors to;

Lounge/Diner

Double glazed window to front aspect and double glazed patio doors to rear, opens up to kitchen.

Kitchen

Double glazed door and window to the rear aspect, wall and base cupboard units, work surfaces, sink and drainer, oven and hob with extractor fan above, fridge/freezer, plumbing for washing machine.

Landing

Stairs from ground floor entrance hall, doors to;

Bedroom One

Double glazed window to the rear aspect, TV point, built in wardrobe.

Bedroom Two

Double glazed window to the front aspect, radiator, TV point.

Bedroom Three

Double glazed window to the front aspect, built in wardrobe, radiator.

Bathroom

Double glazed window to the rear aspect, bath with mixer taps, w/c, wash hand basin, extractor fan.





Welcome to this well-presented three bedroom terraced home, ideally located in the popular residential area of Sholing. Perfect for families, first-time buyers, or those looking to upsize, this property offers comfortable living spaces, excellent transport links, and easy access to a wide range of local amenities.

The ground floor features a spacious lounge/diner, providing a bright and versatile living area, which flows seamlessly into the modern fitted kitchen. Both the dining area and the kitchen offer direct access to the rear garden. Upstairs, the property benefits from three well-proportioned bedrooms and a family bathroom.

Externally, the home enjoys low-maintenance front and rear gardens, providing attractive outdoor spaces without the need for extensive upkeep. Resident parking is also available, ensuring convenience for homeowners and guests.

Agents Note: Please note this property is non standard construction.



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welcome to

Canterbury Avenue, Southampton

- Three Bedroom Terraced House
- Spacious Lounge/Diner
- Low Maintenance Front & Rear Gardens
- Fitted Kitchen & Bathroom
- Ideal for First Time Buyers, Professionals or Investors

Tenure: Leasehold EPC Rating: C

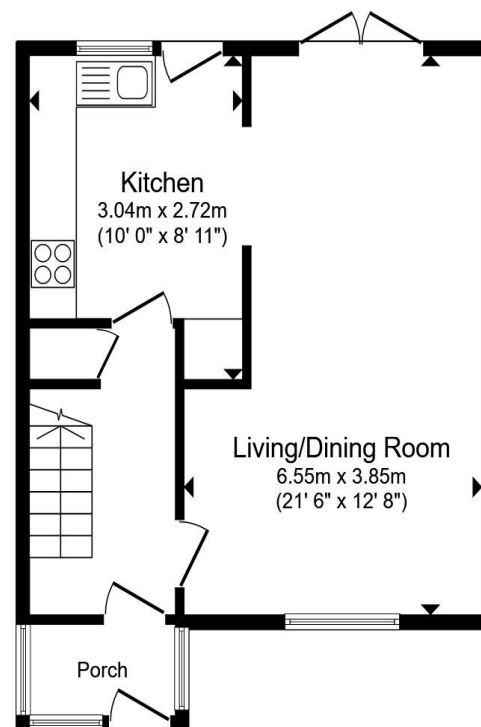
Council Tax Band: B Service Charge: 25.00

Ground Rent: Ask Agent

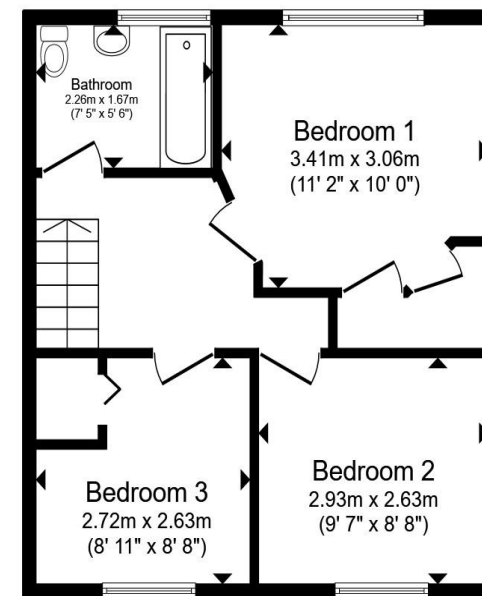
This is a Leasehold property with details as follows; Term of Lease 999 years from 12 May 1972.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Ground Floor



First Floor

Total floor area 77.1 m² (830 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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Property Ref:
BIT113060 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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