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Spring Road

Southampton, SO19 2NU

Offers In Excess Of £300,000

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- Victorian Character Property
- Annexe Potential
- Two / Three Reception Rooms
- Downstairs WC
- Large Rear Garden
- End Of Terrace
- Three / Four Bedrooms
- Downstairs Shower Room
- Upstairs Bathroom
- Off Road Parking

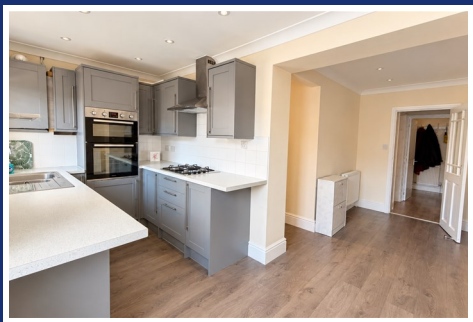
Tel: 023 8045 8054

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Built in 1900, this Victorian property offers spacious, verstile accommodation. The interior boasts a large living room with bay window and wood burning stove, a downstairs bedroom with ensuite Shower Room, open plan Kitchen and Dining Room and downstairs WC. Upstairs, an impressive 15'0" x 11'3" Master Bedroom , a second double Bedroom and an additional room to the rear, currently a Kitchen and a family Bathroom. This current arrangement would suit a shared house or alternatively easily converted back to a four bedroom or office. Outside is a large rear garden and parking to the front.

Front Approach
Dwarf brick wall, driveway with tandem parking for two vehicles. Gravelled pathway leading to front door.

Entrance
Covered storm porch, outside light, double glazed front door leading to:

Entrance Hallway
Coving and decorative arch to ceiling, stairs to first floor, understairs storage area, radiator, wooden flooring, doors to:

Living Room
11'8" x 11'4" (3.56m x 3.46m)
Coving to ceiling, double glazed bay window to front aspect, chimney breast with wood burning stove with decorative surround, hearth and mantel. Radiator, wooden flooring.

Bedroom 3
Double glazed window to side aspect, built in double wardobe with mirrored sliding door, radiator, laminate flooring, door to:

Shower Room
Double glazed window to side aspect, tilied walls. Shower cubicle with glass door, wash hand basin with cupboards under, heated towel radiator, laminate flooring.

Dining Area
9'4" x 7'4" (2.85m x 2.24m)
Coving to ceiling with down lighting, radiator, laminate flooring, open plan to Kitchen, opening to:

Inner Hallway
Double glazed door to side aspect, laminate flooring, door to:

WC
Double glazed window to side aspect, low level WC, wash hand basin, tiled wall, radiator, laminate flooring. Space and plumbing for washing machine with work top over.

Kitchen
14'9" x 6'9" (4.52m x 2.08m)
Fitting with a range of eye and base level units providing cupboard and drawer storage with worktops over. One and a half bowl sink and drainer unit with mixer tap over. Four ring gas hob. Built in eye level double oven. Concealed combination boiler. Double glazed window to rear aspect. Double glazed bi-folding doors to rear garden. Coving to ceiling with down lighting, radiator, laminate flooring.

First Floor Landing
Split level landing, access to loft via loft hatch, fitted carpet, doors to:

Bedroom 1
15'0" x 11'3" (4.57m x 3.43m)
Double glazed bay window and double glazed window to front aspect. Chimney breast with decorative Victorian style fireplace. Radiator, laminate flooring.

Bedroom 2
10'5" x 9'9" (3.18m x 2.97m)
Double glazed window to side aspect, coving to ceiling, radiator, laminate flooring.

Kitchen/Bedroom 4
9'9" max x 9'3" (2.98m max x 2.84m)
Fitted with a range of eye and base level units providing cupboard and drawer storage. Built in electric oven and four ring electric hob, space and plumbing for washing machine, space for fridge freezer and under counter fridge. Double glazed window to rear aspect, tiled splash backs, laminate flooring. Door to:

Bathroom
Double glazed window to side aspect. P-shaped bath with shower and glass screen over, wash hand basin, low level WC. Tiled walls, heated towel radiator, laminate flooring.

Rear Garden
Large paved patio area, lawned area with planted beds and borders. Gravel area with green house, hard standing with garden shed and space for storage unit. Gated access to front.

Floorplan


Ground Floor
Kitchen
Dining Area
Inner Hallway
WC
Shower Room
Bedroom 3
Hallway
Living Room
Porch
First Floor
Kitchen/Bedroom 4
Bathroom
Landing
Bedroom 2
Bedroom 1











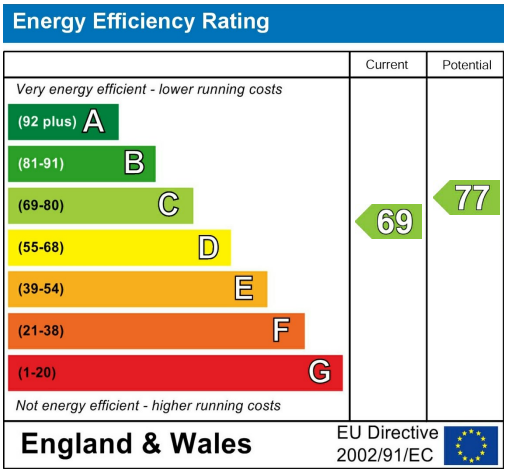


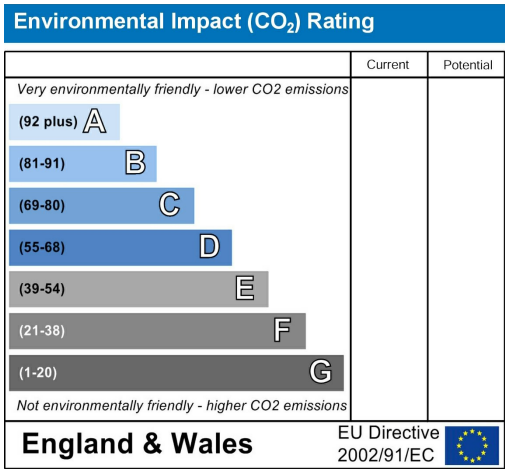







Energy Efficiency Graph

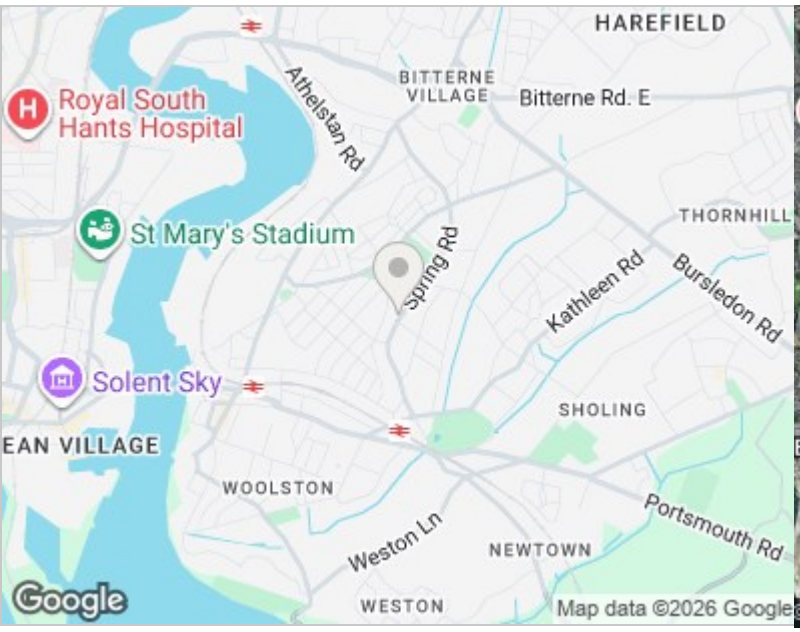




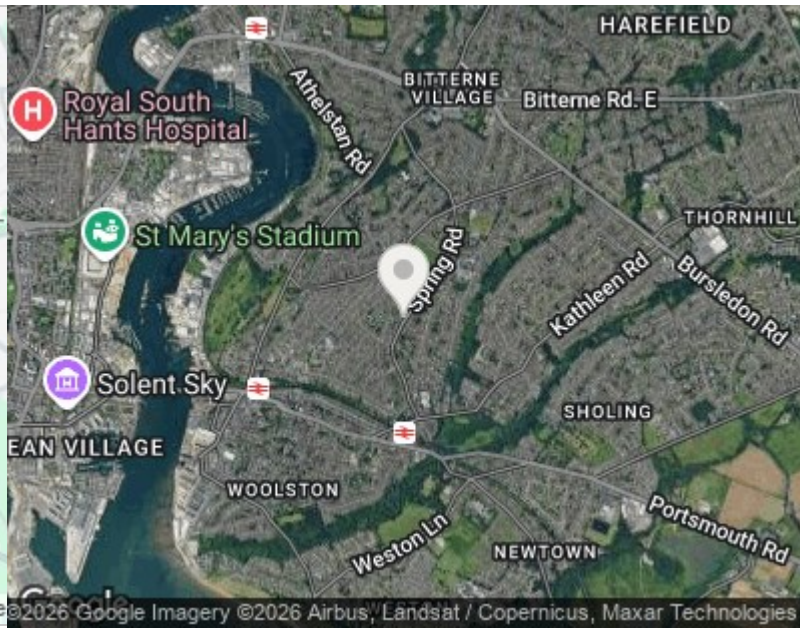
Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman