



 **HAMWIC**
Independent Estate Agents

Porlock Road, Millbrook, SO16
Southampton

£238,000

Property Type: Terraced House

Bedrooms: | Bathrooms: | Receptions:
3 | 1 | 1

Offered to the market with no forward chain and vacant possession, this three bedroom terraced home presents a genuine refurbishment opportunity for buyers looking to take on a project and add value. The property is very much basic and run down throughout, requiring comprehensive modernisation, but offers well-proportioned accommodation, off-road parking and a landscaped rear garden, making it an ideal prospect for a first time buyer, investor or anyone keen to put their own stamp on a home.



- Three Bedroom Terraced House
- No Forward Chain
- Vacant Possession
- Refurbishment Opportunity Throughout
- Generous 'L' Shaped Kitchen
- Good Size Lounge / Dining Room
- Off-Road Parking
- Enclosed Rear Garden
- Ideal First Time Buy Or Investment Opportunity

Location - Porlock Road is situated within the established residential area of Millbrook, offering convenient access to local shops, schools and amenities. Southampton city centre, major transport links, including the M27 and A35, and Southampton Central railway station are all within easy reach, making this a practical location for commuters and first time buyers alike.





Front - To the front of the property is a hardstanding area providing off-road parking. There is a covered storm porch with front door leading into the hallway, along with a personal door to the side offering direct access into the kitchen.

Hallway - The hallway features a staircase rising to the first floor, a double glazed window to the front aspect, doors to the kitchen and lounge, and a useful under-stairs storage cupboard housing the fuse board.

Lounge / Dining Room - Located at the rear of the property, the lounge/dining room is a good-sized, flexible space with a double glazed window and double doors opening directly onto the rear garden. The room is fitted with laminate flooring and a radiator, offering plenty of scope for reconfiguration or modernisation.

Kitchen - The kitchen is arranged in a generous 'L' shape, spanning the front and side of the property. It features a large double glazed window to the front, a personal door to the front, and an archway leading to the remainder of the kitchen which runs along the side towards the rear. There is ample space for work surfaces and appliances, two radiators, and a further personal door and window to the rear providing access into the garden. The kitchen is dated, habitable but would benefit from full refurbishment.

First Floor - The first floor comprises three bedrooms, a family bathroom and a separate WC, with access to the loft space from the landing.

All bedrooms are fitted with double glazed windows, radiators and laminate flooring. Bedroom three also houses a built-in airing cupboard containing the gas boiler.

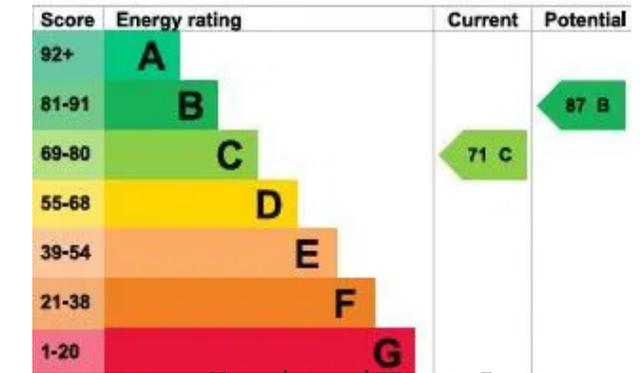
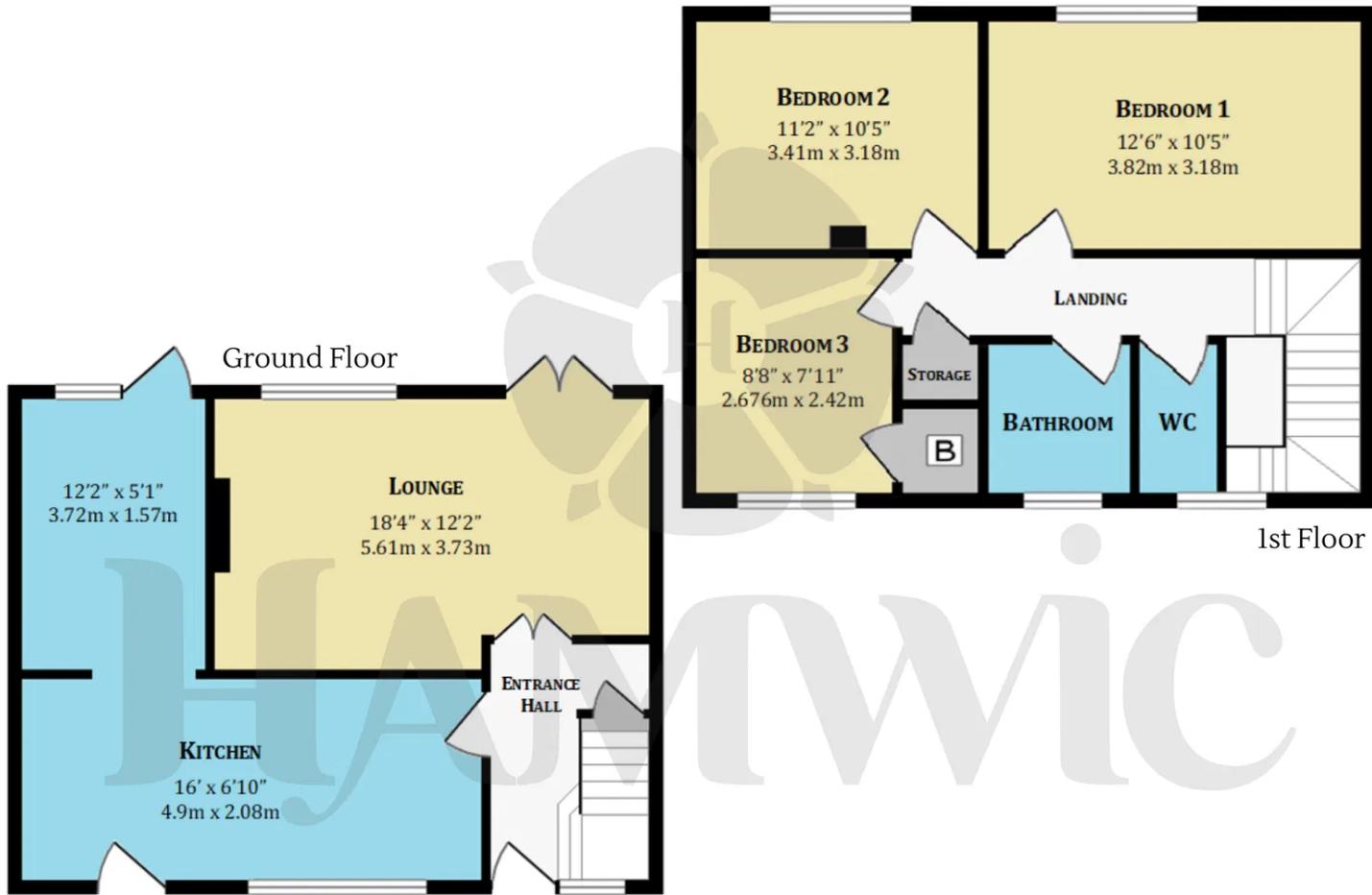
The bathroom and separate WC are basic in nature and in need of updating.

Rear Garden - The rear garden is mainly laid to hardstanding, with stone pathways surrounding an ornamental pond area. The garden is enclosed by timber fencing and includes a greenhouse, garden shed and an outside tap.

Disclaimer - These particulars are believed to be correct but do not constitute part of an offer or contract. Any measurements, descriptions, services, appliances and fixtures are provided for guidance only and have not been tested. Interested parties are advised to satisfy themselves as to the condition of the property and any planning or building regulation matters through their own inspections and enquiries.

Tenure: Freehold





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