



Porchester Road, Southampton SO19 2JD

fox & sons

welcome to

Porchester Road, Southampton

* SEMI-DETACHED HOUSE * THREE BEDROOMS * LOUNGE & DINING ROOM * MODERN KITCHEN & BATHROOM * GENEROUS REAR GARDEN WITH STORAGE SHEDS * ON-STREET PARKING * FANTASTIC LOCATION * EXCELLENT TRANSPORT LINKS *

Front Garden

Enclosed, private front garden with pathway leading to access.

Lounge

13' x 12' 4" (3.96m x 3.76m)

Double glazed bay window to the front aspect, carpeted, gas radiator, fireplace feature.

Dining Room

12' 4" x 11' 3" (3.76m x 3.43m)

Double glazed window to the rear aspect, laminate flooring, gas radiator, under stairs storage, access to;

Kitchen

13' 7" x 8' 1" (4.14m x 2.46m)

Wall and base cupboard units, integrated fridge/freezer, integrated oven and grill, gas hob, overhead extractor, under counter space for white goods, sink and drainer, double glazed windows to the side and rear aspect, laminate flooring, double glazed door leading to garden.

Landing

Access to all rooms, gas radiator, carpeted, access to loft.

Bedroom One

12' 9" x 12' 4" (3.89m x 3.76m)

Two double glazed windows to the front aspect, built in storage, fitted wardrobes, carpeted, gas radiator.

Bedroom Two

11' 3" x 9' 6" (3.43m x 2.90m)

Double glazed window to the rear aspect, built in storage, carpeted, gas radiator.

Bedroom Three

8' 8" x 8' 5" (2.64m x 2.57m)

Double glazed window to the rear aspect, carpeted, gas radiator.

Bathroom

Bath with overhead shower, wash hand basin with storage underneath, low level w/c, heated towel rail, double glazed window to the side aspect, partially tiled walls.

Loft Space

Boarded, light, insulated.

Rear Garden

Side access, outside tap, laid to lawn, two wooden storage sheds.





Discover this charming three-bedroom semi-detached home in the heart of Woolston - an ideal choice for families.

Step inside to find a welcoming living room filled with natural light, perfect for relaxing evenings or cosy gatherings. A separate dining room offers a lovely setting for family meals and flows seamlessly into the modern, well-appointed kitchen.

Upstairs, the home continues to impress with three well-proportioned bedrooms and a bright family bathroom.

Outside, a spacious rear garden provides a wonderful outdoor retreat, complete with two useful storage sheds. On-street parking is available directly outside the property.

The location is superb, with a range of local amenities just a short stroll away. Sholing train station sits close by, making commuting simple, while excellent transport links ensure easy access to the city centre and surrounding areas.



view this property online fox-and-sons.co.uk/Property/BIT112023



welcome to

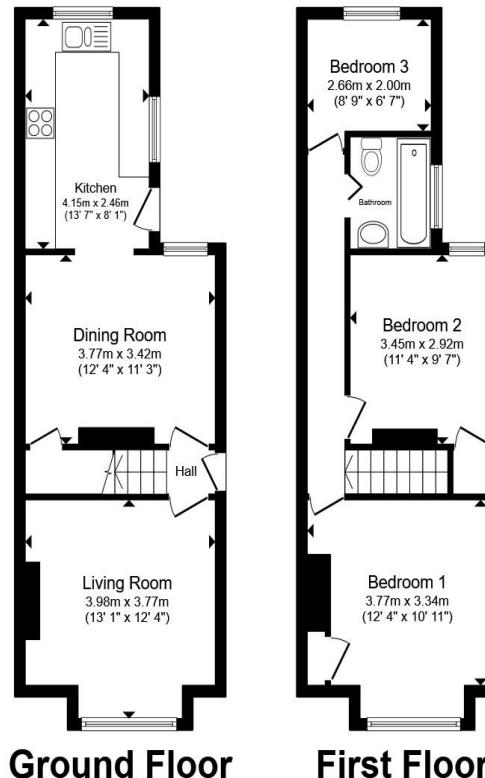
Porchester Road, Southampton

- Semi-Detached House
- Three Bedrooms
- Lounge & Dining Room
- Modern Throughout
- Family Bathroom

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£300,000



Total floor area 82.0 m² (883 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



view this property online fox-and-sons.co.uk/Property/BIT112023



Property Ref:
BIT112023 - 0002

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



023 8044 6724



Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON,
Hampshire, SO18 5RS



fox-and-sons.co.uk