



**Aberdour Close, Southampton SO18 5PF**

**welcome to**

## **Aberdour Close, Southampton**

\* FOUR BEDROOM DETACHED HOUSE \* GENEROUS LOUNGE/DINER \* CONSERVATORY \* DOWNSTAIRS SHOWER ROOM & UPSTAIRS BATHROOM \* IDEAL RENOVATION PROJECT \* GARAGE & DRIVEWAY \* FRONT & REAR GARDENS \* CUL-DE-SAC \* NO ONWARD CHAIN \*

### **Front Garden**

Paved driveway, laid to lawn, access to garage, side access.

### **Entrance Porch**

Access into entrance hall and integral garage.

### **Entrance Hall**

Laminate flooring, access to all rooms, stairs to first floor, gas radiator.

### **Lounge**

28' 9" x 10' 9" ( 8.76m x 3.28m )

Original wood flooring, double glazed window to the front aspect, sliding double glazed doors to conservatory, two gas radiators, access into;

### **Conservatory**

10' x 8' 2" ( 3.05m x 2.49m )

Tiled floor, steps down to patio.

### **Kitchen**

10' 9" x 10' ( 3.28m x 3.05m )

Wall and base cupboard units, integrated dishwasher, electric oven/grill, gas hob, freestanding fridge/freezer, under-counter space for washing machine, tiled flooring, partially tiled walls, stainless steel sink and drainer, double glazed window to the rear aspect.

### **Downstairs Shower Room**

Low level w/c, wash hand basin, shower cubicle, double glazed window to the side aspect, heated towel rail.

### **Landing**

Access to all rooms, loft hatch, double glazed window to the side aspect, airing cupboard, laminate flooring.

### **Bedroom One**

14' 11" x 10' 8" ( 4.55m x 3.25m )

Double glazed window to the front aspect, carpet throughout, built in storage.

### **Bedroom Two**

11' 1" x 11' 6" ( 3.38m x 3.51m )

Double glazed window to the front aspect, gas radiator, original wood flooring, built in wardrobe.

### **Bedroom Three**

10' 8" x 10' 4" ( 3.25m x 3.15m )

Double glazed window to the rear aspect, original wood flooring, gas radiator, built in storage.

### **Bedroom Four**

7' 4" x 7' 1" ( 2.24m x 2.16m )

Carpet throughout, gas radiator, double glazed window to the rear aspect.

### **Bathroom**

Bath with overhead shower, double glazed window to the rear aspect, low level w/c, bidet, wash hand basin, gas radiator, partially tiled walls.

### **Loft Space**

Boarded, pull-out ladder, light, currently used as storage space.

### **Rear Garden**

Enclosed rear garden with patio area, laid to lawn and wooden storage shed.

### **Garage**

18' 4" x 7' 9" ( 5.59m x 2.36m )

Space for one car, access from front garden and entrance porch, electrics.





**Fox & Sons are delighted to welcome to the market this spacious family home, perfect for those looking for a renovation project and a chance to put their own stamp on a home. The property is available with no onward chain!**

**The ground floor of the property boasts a generous reception room, which flows seamlessly into the conservatory at the rear, creating a fantastic open plan space. There is a fitted kitchen offering plenty of storage and space for appliances, and a downstairs shower room for added convenience. Upstairs, there are four well-appointed bedrooms and a spacious family bathroom.**



**Outside, the front of the property comprises an integral garage with a generous driveway, with enough parking for three cars. The front and rear gardens are laid to lawn, with patio areas and a wooden storage shed at the rear. The property boasts fantastic views at the rear and is located in a lovely cul-de-sac.**

**Situated in a desirable residential area with local amenities and schools nearby, a viewing is highly recommended!**



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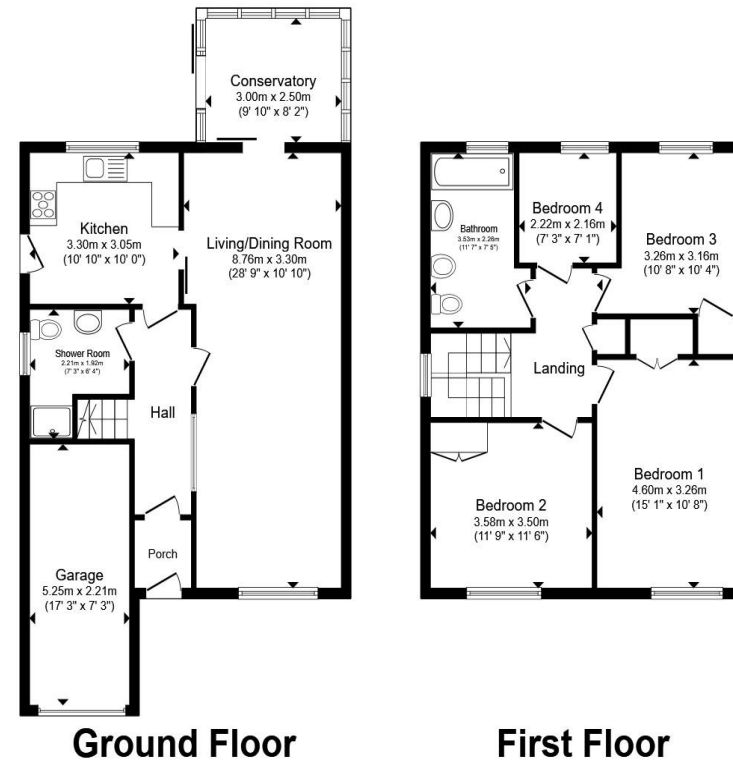
## Aberdour Close, Southampton

- Four Bedroom Detached House
- No Onward Chain
- Generous Lounge/Diner
- Great Renovation Project
- Conservatory

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers in excess of

**£350,000**



Total floor area 134.0 m<sup>2</sup> (1,442 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](http://www.propertybox.io)



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Property Ref:  
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