




Bitterne
023 8042 2600



**256 Priory Road, St Denys, Southampton,
SO17 2JW**

£325,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Priory Road, the first time on the market in over forty years! Offered with NO FORWARD CHAIN is this deceptively spacious, semi-detached house – enviably positioned backing onto the River Itchen. This house is conveniently positioned for commuters, families and water enthusiasts, and the opportunity to purchase should not be missed. The property needs a full renovation and offers an abundance of potential! You are welcomed by a neat entrance hall with a door leading to the very well-proportioned lounge/diner. This leads seamlessly to the kitchen at the rear of the property, which has a door leading to the garden. There is also a downstairs cloakroom. Upstairs, it will continue to impress, with three generous bedrooms – the master bedroom also benefits from ensuite facilities.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Approach

Driveway providing off-road parking for multiple vehicles.

Entrance Hall

Door to:

Lounge/Diner

27' 8" (8.43m) into bay x 15' 7" (4.75m):

Textured and coved ceiling, UPVC double glazed bay window to front and double glazed window to rear, stairs rising to first floor.

Kitchen/Breakfast Room

18' 5" (5.61m) x 9' 8" (2.95m):

Textured ceiling, two UPVC double glazed windows to side, UPVC door leading into garden, wall and base units with work surface over, stainless steel sink and drainer inset, aga, integral oven, space for washing machine and fridge/freezer, wall and floor tiles.

Landing

Textured ceiling, storage cupboard with boiler, radiator, doors to:

Master Bedroom

13' 9" (4.19m) x 11' 8" (3.56m):

Textured and coved ceiling, UPVC double glazed window to front, fitted wardrobes, radiator.

Ensuite

Textured ceiling, UPVC double glazed obscured window to front, shower cubicle with mains fed shower, wash hand basin, WC, wall and floor tiling, radiator.

Bedroom Two

12' 7" (3.84m) x 9' 11" (3.02m):

Textured and coved ceiling, UPVC Double glazed window to rear, cast iron fire and mantel, radiator.

Bedroom Three

9' 9" (2.97m) x 7' 7" (2.31m):

Textured ceiling, UPVC Double glazed window to rear, fitted wardrobes, radiator.

Bathroom

Textured ceiling, UPVC double-glazed obscured windows to side, panel enclosed bath with hand-held shower connection, shower cubicle with glass screen and mains fed shower over, wash hand basin, WC, radiator, wall tiling.

Garden

A larger than average rear garden, enclosed fencing, patio seating area leading to an extensive lawn, two sheds, side access with roller door, potential access to mooring. Detached workshop with power and light connected.

Services

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band

Band C

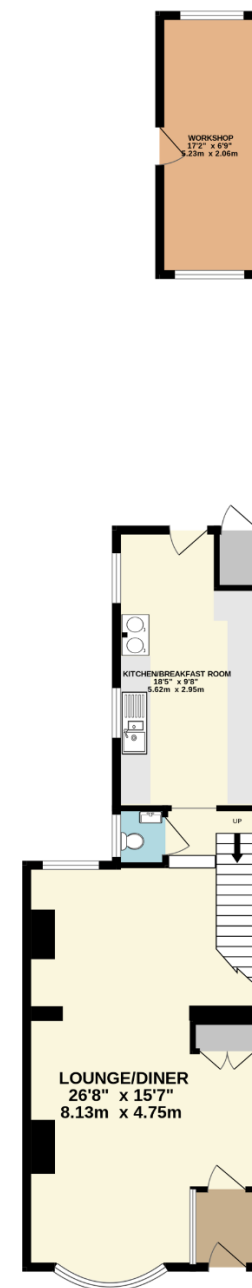
Sellers Position

No Forward Chain

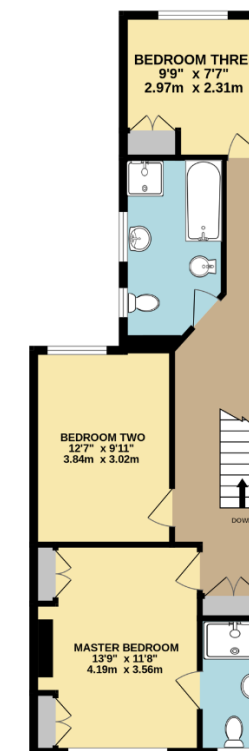
Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bitterne

249 Peartree Avenue
Bitterne
SO19 7RD

023 8042 2600

Shirley

391 Shirley Road
Shirley
SO15 3JD

023 8078 0787

Woolston

24 Portsmouth Road
Woolston
SO19 9AB

023 8039 3255

Auction Department

62 High Street
West End
SO30 3DT

023 8047 4274

Lettings & Block Management

2-4 New Road
Southampton
SO14 0AA

023 8071 0402

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