





Canterbury Avenue, Southampton SO19 1EG

fox & sons

welcome to

Canterbury Avenue, Southampton

* THREE BEDROOM END OF TERRACE FAMILY HOME * LOUNGE/DINER * MODERN KITCHEN * BATHROOM * LOW MAINTENANCE REAR GARDEN WITH OUTBUILDING * ON-STREET PARKING AVAILABLE * CLOSE TO LOCAL SCHOOLS *

Entrance Porch
Windows to the front and side aspect, door to the front aspect, door leading to;

Entrance Hall
Wood flooring, stairs to first floor landing, access through to kitchen, door leading to;

Lounge/Diner
21' 4" x 12' 8" (6.50m x 3.86m)
Wood flooring, window to the front aspect, spotlights, patio doors to the rear aspect.

Kitchen
11' 2" x 8' 7" (3.40m x 2.62m)
Window and door to the rear aspect, wood flooring, wall and base cupboard units, work surfaces, gas hob, spotlights, integrated appliances.

Landing
Access to all rooms, carpets.

Bedroom One
10' 3" x 10' 2" (3.12m x 3.10m)
Window to the rear aspect, built in storage, carpets.

Bedroom Two
9' 11" x 8' 4" (3.02m x 2.54m)
Window to the front aspect, carpets.

Bedroom Three
8' 7" x 8' 4" (2.62m x 2.54m)
Carpets, storage, window to the front aspect.

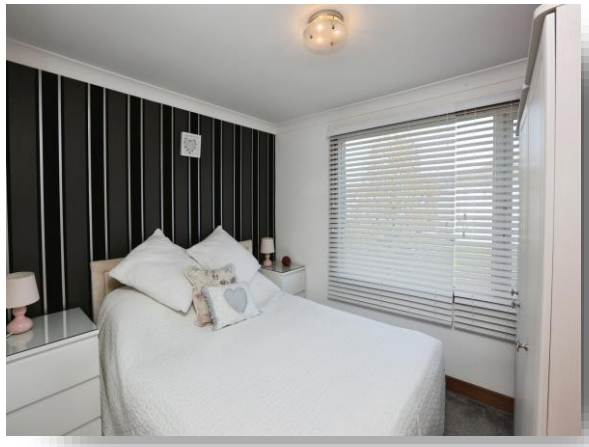
Bathroom
W/c, wash hand basin with storage below, bath with overhead shower and screen, partially tiled walls, tiled flooring.

Rear Garden
Low maintenance rear garden, laid to patio, outside storage.

Outbuilding
Access to outbuilding in rear garden, bar.









Located in a popular residential area, this well presented three bedroom end-of-terrace home offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers, or investors alike.

The ground floor features a bright and welcoming lounge/diner, providing ample space for both relaxing and entertaining. The modern fitted kitchen is well-appointed with a range of storage units and work surfaces, while upstairs you will find three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a low-maintenance rear garden, perfect for enjoying the warmer months with minimal upkeep. A particular highlight is the useful outbuilding, which is currently utilised as an additional living area complete with a bar, offering excellent flexibility for use as a home office, games room, gym, or entertaining space.

Further benefits include on-street parking and a convenient location close to local amenities, schools, and transport links.

Agents Note: Please note this property is non standard construction.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

view this property online fox-and-sons.co.uk/Property/BIT113612

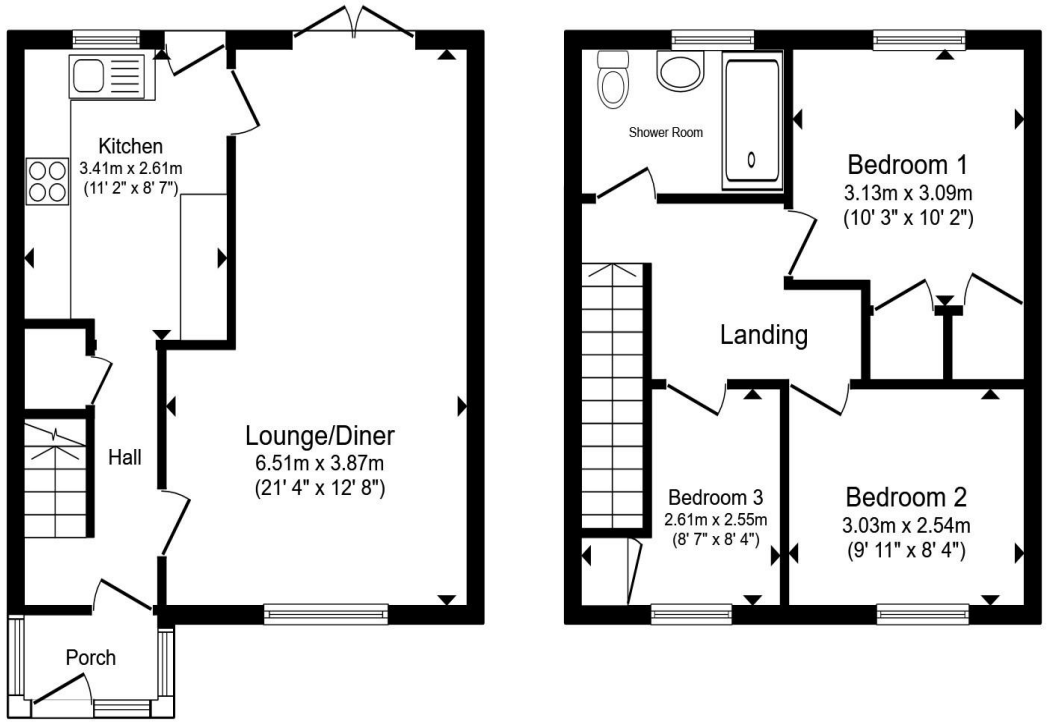
welcome to

Canterbury Avenue, Southampton

- End of Terrace House
- Three Bedrooms
- Lounge/Diner
- Modern Kitchen
- Low Maintenance Rear Garden with Outbuilding

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

£250,000



Total floor area 76.0 m² (818 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

fox & sons

view this property online fox-and-sons.co.uk/Property/BIT113612

The Property Ombudsman

Property Ref:
BIT113612 - 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

023 8044 6724

Bitterne@fox-and-sons.co.uk

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

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.