



**Kathleen Road, Southampton SO19 8LP**

**welcome to**

## **Kathleen Road, Southampton**

\* THREE BEDROOM SEMI-DETACHED HOUSE \* GENEROUS LOUNGE/DINER WITH B-FOLDING DOORS TO REAR GARDEN \* MODERN KITCHEN & BATHROOM \* OFF-ROAD PARKING \* ENCLOSED REAR GARDEN \* GREAT FAMILY HOME \*

### **Front Garden**

Dropped curb with off-road parking for 2 cars, side access.

### **Entrance Hall**

Access to all rooms, under stairs storage, gas radiator.

### **Lounge/Diner**

17' 3" x 15' 4" ( 5.26m x 4.67m )

Laminate flooring, two gas radiators, double glazed window to the side aspect, bi-fold doors leading to garden.

### **Kitchen**

9' 11" x 9' 4" ( 3.02m x 2.84m )

Wall and base cupboard units, electric double oven and grill, electric hob, quartz worktops, space for freestanding fridge/freezer, slimline dishwasher, stainless steel sink and drainer, double glazed window to the front aspect, double glazed patio door to the side aspect.

### **Landing**

Access to all rooms, carpeted, loft hatch.

### **Bedroom One**

13' 6" x 9' 11" ( 4.11m x 3.02m )

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

### **Bedroom Two**

10' 6" x 8' 1" ( 3.20m x 2.46m )

Double glazed window to the rear aspect, wood flooring, gas radiator.

### **Bedroom Three**

10' 6" x 6' 11" ( 3.20m x 2.11m )

Double glazed window to the rear aspect, wood flooring, gas radiator.

### **Bathroom**

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

### **Loft Space**

Partially boarded, light.

### **Rear Garden**

Enclosed North facing rear garden with patio area, mainly laid to lawn, side access and outside tap.





**Welcome to this beautifully presented three bedroom semi-detached home, perfectly positioned on the ever-popular Kathleen Road.**

**The ground floor features a modern, well-appointed kitchen offering ample storage and generous worktop space. To the rear, a spacious lounge/diner provides a warm and inviting setting, enhanced by bi-fold doors that open directly onto the garden, flooding the room with plenty of natural light.**

**Upstairs, you'll find three well-proportioned bedrooms along with a contemporary family bathroom.**

**Outside, the property benefits from off-road parking at the front, while the rear garden is laid to lawn, providing an excellent space for families.**

**Situated in a highly sought-after residential area, the home is close to a range of local amenities, reputable schools, and convenient transport links.**

**A viewing is highly recommended!**

**Agents Note: The freehold land is recorded at land registry with title HP737761. The land is also subject to associated leasehold title HP258823 with term 1000 years from 25.3.1895. Copies are available from the branch.**

**Any interested parties must make their own enquiries with their legal representative to ensure the property meets your individual requirements.**



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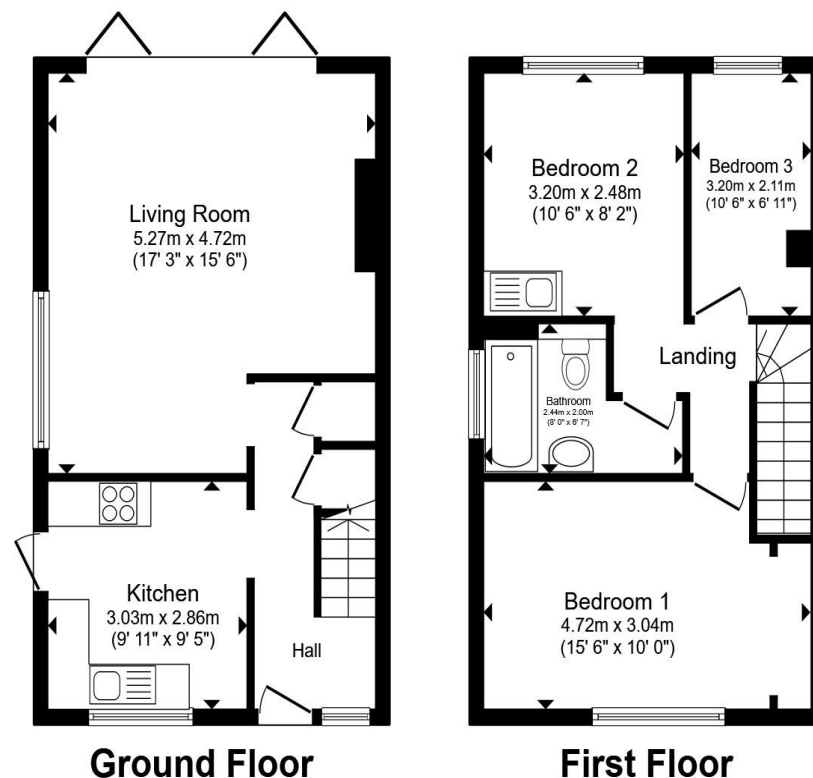
## Kathleen Road, Southampton

- Semi-Detached House
- Three Bedrooms
- Generous Lounge/Diner with B-Folding Doors to Rear Garden
- Modern Kitchen & Bathroom
- Off-Road Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£325,000**



Ground Floor

First Floor

Total floor area 81.4 m<sup>2</sup> (876 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:  
BIT113094 - 0004

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