





Butts Road, Southampton SO19 1BG

fox & sons

welcome to

Butts Road, Southampton

Beautifully presented three-bedroom semi-detached home on Butts Road, featuring an open-plan kitchen/living area, spacious lounge/diner, separate utility room, and off-road parking. Finished to a high standard throughout, this home is ready to move straight into.

Front Garden
Stoned driveway for two cars, access to property & side access to garden.

Entrance Hall
Door from front aspect, wood laminate flooring, access to lounge and dining/living space, stairs to first floor.

Lounge
12' x 10' 11" (3.66m x 3.33m)
Double glazed window to front, laminate flooring, gas radiator.

Lounge/Diner
19' 10" x 10' 10" (6.05m x 3.30m)
Double glazed window to side, laminate flooring throughout, under stairs storage, access to utility space, open to kitchen.

Kitchen
9' 11" x 8' 10" (3.02m x 2.69m)
Double glazed window to side, wall and base units, works surfaces, breakfast bar with marble effect work top, ceramic sink and drainer, appliances - integrated dish washer, fridge/freezer, microwave oven, electric oven, induction hob with overhead extractor.

Utility Room
13' 1" x 9' (3.99m x 2.74m)
Double glazed window to side, double glazed patio door to side, plumbing for washing machine, space for tumble dryer.

Landing
Carpeted, access to all rooms, leading to;

Bedroom One
11' 11" x 10' 11" (3.63m x 3.33m)
Double glazed window to front, carpeted, gas radiator, leading to en-suite.

Bedroom Two
10' 11" x 8' 11" (3.33m x 2.72m)
Double glazed window to side, radiator, carpeted.

Bedroom Three
9' 11" x 8' 10" (3.02m x 2.69m)
Double glazed window to rear, carpeted radiator.

Bathroom
Double glazed window to rear, panel enclosed bath with an over head shower, W/C, his and her wash hand basins, extractor fan, heated towel rail, tiled flooring,

Rear Garden
Composite decking, step down to lawn ands laid patio area, summerhouse and storage shed.









This stunning three-bedroom semi-detached home is presented in exceptional condition throughout and offers spacious, versatile accommodation perfect for modern family living.

The ground floor features a welcoming entrance hallway leading to a bright and generously sized lounge/diner, providing the ideal space for relaxing and entertaining. The heart of the home is the impressive open-plan kitchen and living area, thoughtfully designed to create a sociable and contemporary environment. A separate utility room adds further practicality and convenience.

Upstairs, the property offers three well-proportioned bedrooms and a stylish family bathroom, all finished to a high standard.

Externally, the home benefits from off-road parking to the front, while the rear garden provides a wonderful space for outdoor dining, entertaining, or simply enjoying the warmer months.

Located in the popular Butts Road area, this fantastic home is ideally suited to families, first-time buyers, and those looking to up size, offering beautifully maintained accommodation ready to move straight into.

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.

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welcome to

Butts Road, Southampton

- Semi-Detached Three Bedroom Home
- Beautiful Condition Throughout
- Parking for Two Cars on Front Driveway
- Side Access to Rear Garden
- Call Us to Avoid Disappointment!

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£350,000



Total floor area 120.6 m² (1,298 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

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The Property Ombudsman

Property Ref:
BIT113634 - 0002

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