



55 Robert Cecil Avenue, Mansbridge, Southampton, SO18 2NB

Offers in Excess of £300,000

WHITE & GUARD

INTRODUCTION

This well-presented three-bedroom end-of-terrace home is located in the popular area of Mansbridge and has been finished to a high standard throughout. The accommodation comprises an entrance hall, bay-fronted lounge, 19ft open-plan kitchen/diner, utility room, three bedrooms, and a family bathroom. Outside, there are front and rear gardens. The property benefits from a rear extension, new kitchen, and rewire completed in 2018, along with new windows, doors, and a combi boiler installed in 2022.

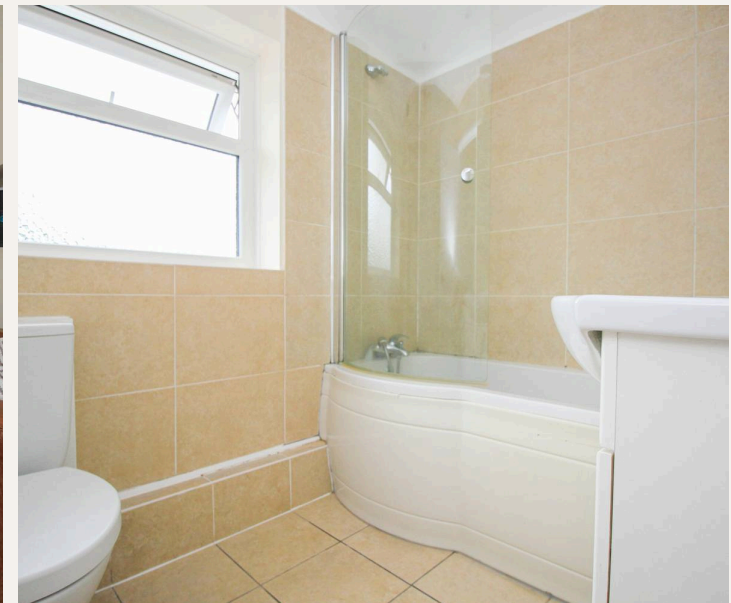
LOCATION

The property is within walking distance to Mansbridge Primary School and within easy reach of Eastleigh and Southampton town centres, Southampton Parkway & Swaythling train stations. Southampton Airport is a short drive away. The property also benefits from good bus and transport links including east and westbound M27 links to M3 and M25 and A3 to Guildford and London.

AGENTS NOTE

A £56.00 per annum estate charge applies - for keeping the bushes, grass and green areas within the cul-de-sac in good order.

- Tenure - Freehold
- Southampton City Council - Band B
- EPC - Grade C





INSIDE

Entering via the composite front door into the entrance hall, the hallway has a double glazed window to the side aspect, is laid to tiled flooring, has stairs to the first floor with under stairs storage, a radiator to one wall and access through to the lounge. The lounge itself has a double glazed bay window to the front aspect, is laid to laminate flooring, has a radiator to one wall and access through to the kitchen/diner. With a double glazed window and door to the side aspect, the 19ft attractive kitchen/diner also benefits from double glazed bi-folding doors to the rear aspect opening to the rear garden. The room is laid to tiled flooring and has two radiators. There is a mixture of wall and base units with roll top worktops and a ceramic sink. Integrated appliances include a fridge, a dishwasher, an oven and hob. The separate utility room is accessed via the kitchen and has an obscure double glazed window to the side aspect and laminate flooring. There is space and plumbing for a washing machine, a tumble dryer and a fridge/freezer.

To the first floor, the landing has a double glazed window to the side aspect, is laid to carpeted flooring, has a loft hatch and access to all principal rooms. Bedroom one has a double glazed window to the rear aspect, is laid to laminate flooring and has a radiator to one wall. Bedroom two has a double glazed window to the front aspect, is again laid to laminate flooring and has a radiator to one wall. Bedroom three also has a double glazed window to the front aspect, is laid to laminate flooring and has radiator to one wall. The bathroom has an obscure double glazed window to the rear aspect, is laid to tiled flooring and has partly tiled walls, with a panel enclosed bath with shower over, a wash hand basin and WC.



OUTSIDE

The front garden is mainly laid to lawn with a pathway leading to the front door. While there is currently no off-road parking, there is potential to create a driveway, subject to the necessary permissions. The current owner has advised that parking has never been an issue. The rear garden features a patio area, pathway, and lawns to either side, enclosed by a brick wall and timber fencing.

SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Fibre Broadband is available with download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

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Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

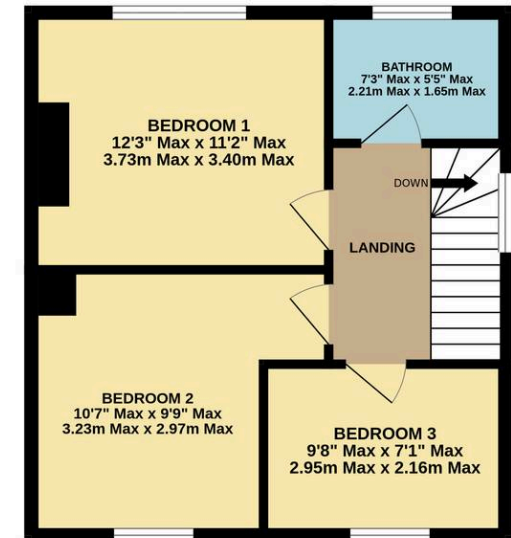
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GROUND FLOOR



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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