



**Landseer Road, Southampton SO19 1EF**

**welcome to**

## **Landseer Road, Southampton**

\* END-OF-TERRACE HOUSE \* THREE BEDROOMS \* SPACIOUS LOUNGE & DINING ROOM \* FITTED KITCHEN AND SHOWER ROOM \* FRONT & REAR GARDENS \* CHAIN FREE \* ON-STREET PARKING \* GREAT RESIDENTIAL LOCATION \*

### **Front Garden**

Enclosed and private front garden, laid to lawn, pathway leading to access.

### **Entrance Hall**

Access to all rooms, carpeted, gas radiator.

### **Lounge**

12' 8" x 12' ( 3.86m x 3.66m )

Double glazed window to the front aspect, carpeted, gas radiator, TV point, fireplace feature.

### **Dining Room**

9' 8" x 9' 9" ( 2.95m x 2.97m )

Gas radiator, carpeted, double glazed sliding doors leading to the patio, access to;

### **Kitchen**

10' 2" x 8' 8" ( 3.10m x 2.64m )

Wall and base cupboard units, freestanding fridge/freezer, range cooker, electric hob, overhead extractor, space for white goods, access to dining room, double glazed window to the rear aspect, double glazed door to patio.

### **Landing**

Access to all rooms, loft hatch, carpet throughout.

### **Bedroom One**

12' 8" x 11' 2" ( 3.86m x 3.40m )

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

### **Bedroom Two**

11' 1" x 8' 4" ( 3.38m x 2.54m )

Double glazed window to the rear aspect, carpeted, gas radiator.

### **Bedroom Three**

8' 8" x 7' 3" ( 2.64m x 2.21m )

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

### **Shower Room**

W/c, wash hand basin with storage, walk-in shower cubicle, partially tiled walls, gas radiator, extractor, double glazed window to the rear aspect.

### **Rear Garden**

Patio area, step down to lawn, outside tap, rear access.







**Nestled in the popular residential area of Sholing, we're delighted to welcome to the market this three bedroom end-of-terrace home.**

**Step into a welcoming lounge featuring a cosy fireplace. The good-size kitchen provides ample storage and includes a patio door leading to the rear garden. There's also a separate dining room with sliding doors opening onto the garden, making it perfect for entertaining.**

**Upstairs, you'll find three well-proportioned bedrooms and a modern family shower room.**

**The property benefits from both front and rear gardens, offering plenty of outdoor space. On-street parking is available, and the rear garden includes two outbuildings, ideal for additional storage.**

**Situated in a great residential location with local amenities and schools nearby, a viewing is highly recommended.**



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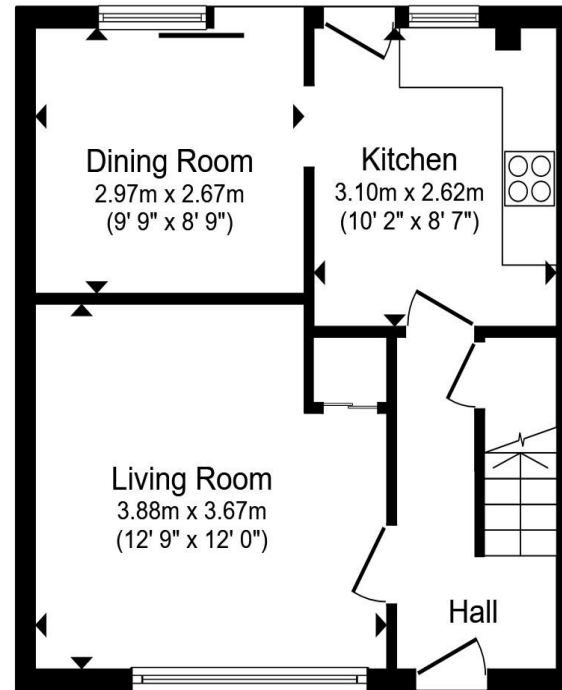
## Landseer Road, Southampton

- End-of-Terrace House
- Three Bedrooms
- Spacious Lounge & Dining Room
- Fitted Kitchen and Shower Room
- Front & Rear Gardens

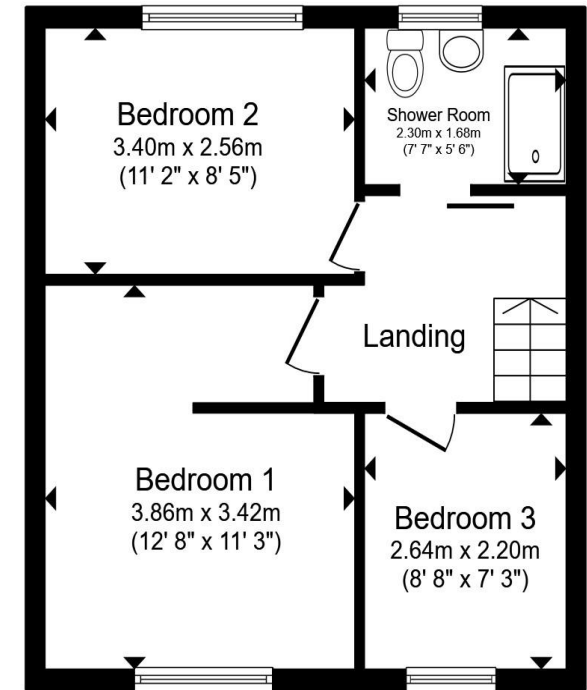
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£240,000**



**Ground Floor**



**First Floor**

Total floor area 74.0 m<sup>2</sup> (797 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:

BIT112880 - 0003

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