



**Porchester Road, Southampton SO19 2JD**

**welcome to**

## **Porchester Road, Southampton**

\* SEMI-DETACHED HOUSE \* THREE BEDROOMS \* LOUNGE & DINING ROOM \* MODERN KITCHEN & BATHROOM \* GENEROUS REAR GARDEN WITH STORAGE SHEDS \* ON-STREET PARKING \* FANTASTIC LOCATION \* EXCELLENT TRANSPORT LINKS \*

### **Front Garden**

Enclosed, private front garden with pathway leading to access.

### **Lounge**

13' x 12' 4" ( 3.96m x 3.76m )

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

### **Dining Room**

12' 4" x 11' 3" ( 3.76m x 3.43m )

Double glazed window to the rear aspect, laminate flooring, gas radiator, under stairs storage, access to;

### **Kitchen**

13' 7" x 8' 1" ( 4.14m x 2.46m )

Wall and base cupboard units, integrated fridge/freezer, integrated oven and grill, gas hob, overhead extractor, under counter space for white goods, sink and drainer, double glazed windows to the side and rear aspect, laminate flooring, double glazed door leading to garden.

### **Landing**

Access to all rooms, gas radiator, carpeted, access to loft.

### **Bedroom One**

12' 9" x 12' 4" ( 3.89m x 3.76m )

Two double glazed windows to the front aspect, built in storage, fitted wardrobes, carpeted, gas radiator.

### **Bedroom Two**

11' 3" x 9' 6" ( 3.43m x 2.90m )

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

### **Bedroom Three**

8' 8" x 8' 5" ( 2.64m x 2.57m )

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

### **Bathroom**

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

### **Loft Space**

Boarded, light, insulated.

### **Rear Garden**

Side access, outside tap, laid to lawn, two wooden storage sheds.







**Discover this charming three-bedroom semi-detached home in the heart of Woolston - an ideal choice for families.**

**Step inside to find a welcoming living room filled with natural light, perfect for relaxing evenings or cosy gatherings. A separate dining room offers a lovely setting for family meals and flows seamlessly into the modern, well-appointed kitchen.**

**Upstairs, the home continues to impress with three well-proportioned bedrooms and a bright family bathroom.**

**Outside, a spacious rear garden provides a wonderful outdoor retreat, complete with two useful storage sheds. On-street parking is available directly outside the property.**

**The location is superb, with a range of local amenities just a short stroll away. Sholing train station sits close by, making commuting simple, while excellent transport links ensure easy access to the city centre and surrounding areas.**



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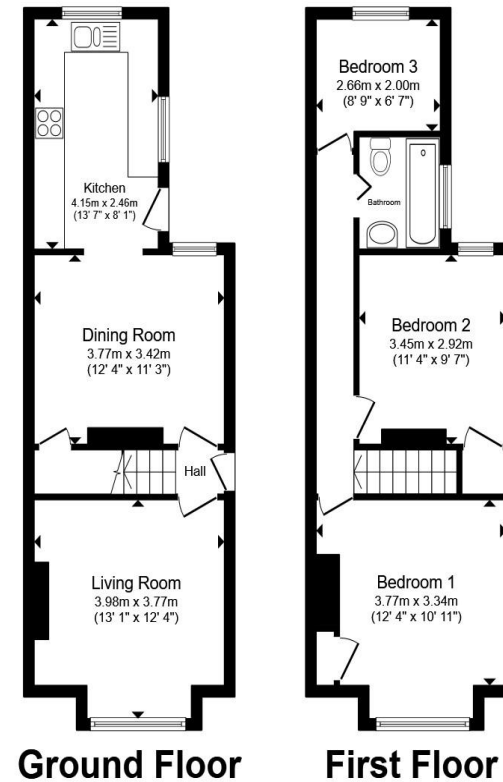
## Porchester Road, Southampton

- Semi-Detached House
- Three Bedrooms
- Lounge & Dining Room
- Modern Throughout
- Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£300,000**



Total floor area 82.0 m<sup>2</sup> (883 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:

BIT112023 - 0003

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