



Gainsford Road, Southampton SO19 7AU

welcome to

Gainsford Road, Southampton

* TWO BEDROOM MAISONETTE * SHARED DRIVEWAY * REAR GARDEN WITH SUMMERHOUSE * FITTED KITCHEN & BATHROOM * CLOSE TO LOCAL AMENITIES * GREAT TRANSPORT LINKS *

Entrance Hall

Stairs from ground floor entrance door, double glazed window to the side aspect, door to;

Kitchen

8' 11" x 6' 11" (2.72m x 2.11m)

Double glazed window to the rear aspect, wall and base cupboard units, work surfaces, gas cooker, space for fridge/freezer, plumbing for washing machine.

Lounge

12' 9" x 9' 4" (3.89m x 2.84m)

Double glazed window to the front aspect, gas fireplace, TV point, wood flooring.

Bedroom One

10' 3" x 8' 5" (3.12m x 2.57m)

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

Bedroom Two

9' 5" x 8' 9" (2.87m x 2.67m)

Double glazed window to the front aspect.

Bathroom

Double glazed window to the side aspect, bath, w/c, wash hand basin, fully tiled walls.





Situated in a fantastic location with excellent local amenities and convenient transport links close by, this two bedroom first floor maisonette offers spacious and comfortable accommodation throughout.

Benefiting from its own private entrance at ground floor level, the property features a bright and welcoming lounge, two well-proportioned bedrooms, a fitted kitchen, and a family bathroom.

Externally, there is a shared driveway to the front, while to the rear you will find a generous garden with a summerhouse. An excellent opportunity for first-time buyers, downsizers, or investors!

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

Gainsford Road, Southampton

- Two Bedroom Maisonette
- Summer House in Garden
- Shared Driveway
- Fitted Kitchen & Bathroom
- Perfect for First Time Buyers or Investors

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

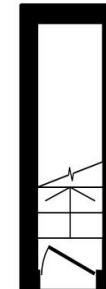
Ground Rent: 3.90

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1944.

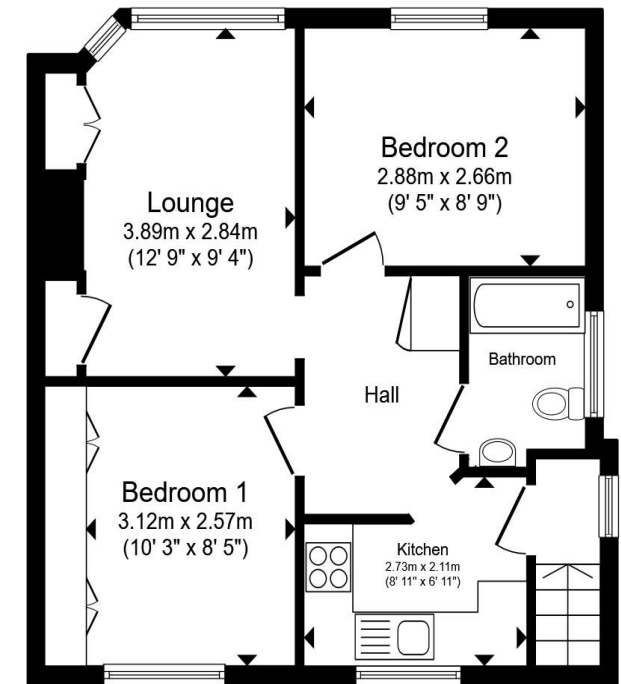
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£150,000



Ground Floor



First Floor

Total floor area 49.3 m² (531 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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Property Ref:

BIT109665 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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