



Kathleen Road, Southampton SO19 8LN

welcome to

Kathleen Road, Southampton

* SEMI-DETACHED HOUSE * THREE BEDROOMS * MODERN KITCHEN/DINER * LOUNGE & FAMILY ROOM * SHOWER ROOM * SOUTH FACING REAR GARDEN * DRIVEWAY FOR 3 CARS * FAMILY HOME * GREAT LOCATION *

Front Garden

Paved driveway suitable for three cars, side access.

Entrance Hall

Access to all rooms and first floor, laminate flooring, gas radiator.

Lounge

12' 5" into bay x 10' 11" (3.78m into bay x 3.33m)
Double glazed bay window to the front aspect, gas radiator, carpeted.

Family Room

11' 11" x 9' 11" (3.63m x 3.02m)
Laminate flooring, gas radiator, sliding doors leading to;

Kitchen/Diner

22' x 11' 8" (6.71m x 3.56m)
Wall and base cupboard units, under counter plumbing for dishwasher, tumble dryer and washing machine, stainless steel sink and drainer, electric oven, gas hob, double glazed windows to the side and rear aspect, laminate flooring, opens onto dining space, access to garden.

Lean To

Access to front and rear, added storage space, electrics.

Landing

Access to all rooms, loft hatch, double glazed window to the side aspect.

Bedroom One

12' 7" into bay x 11' 1" (3.84m into bay x 3.38m)
Double glazed bay window to the front aspect, gas radiator, carpeted.

Bedroom Two

11' 11" x 10' 1" (3.63m x 3.07m)
Double glazed window to the rear aspect, carpeted, gas radiator.

Bedroom Three

7' 4" x 6' 2" (2.24m x 1.88m)
Double glazed windows to the side and rear aspect, carpeted, gas radiator.

Shower Room

Shower cubicle, low level w/c, wash hand basin, double glazed window to the front aspect, heated towel rail, partially tiled walls.

Rear Garden

Enclosed South facing rear garden with patio seating area, laid to lawn, side access and outside tap.





Nestled in the highly desirable Sholing neighbourhood, this beautifully presented three-bedroom semi-detached home offers stylish, flexible living in a location perfect for families.

The ground floor features a delightful lounge, accompanied by a versatile family room that adapts seamlessly to your lifestyle - whether as a playroom, home office, or second living space. At the heart of the home sits the modern kitchen/diner, offering a bright and contemporary setting.

Upstairs, you'll find three bedrooms, each filled with natural light, and a modern family shower room.

Outside, the property continues to impress with a generous south-facing rear garden. To the front, a spacious driveway provides parking for up to three cars.

Situated close to local amenities, well-regarded schools, and boasting superb access to the M27, this home is ideally positioned for both daily life and commuting.



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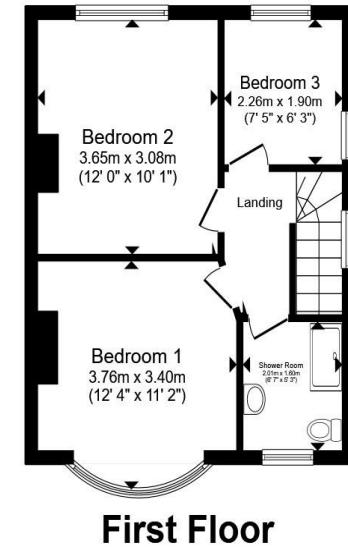
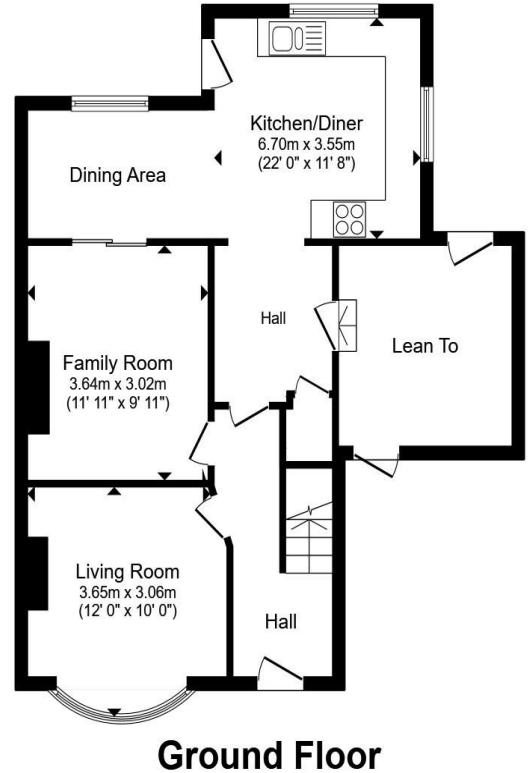
Kathleen Road, Southampton

- Semi-Detached House
- Three Bedrooms
- Modern Kitchen/Diner
- Lounge & Family Room
- Driveway for 3 Cars

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£315,000



Total floor area 100.3 m² (1,079 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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BIT112992 - 0003

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