



Coxford Drove, Southampton, SO16 5EZ

Southampton

£300,000

Property Type: Semi Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Hamwic Independent Estate Agents are delighted to offer this well-presented three-bedroom semi-detached home in the convenient Coxford area of Southampton. Ideal for first-time buyers or families, the property features a generous kitchen/dining room, separate lounge, versatile playroom/home office, ground floor bathroom and cloakroom. Further benefits include a useful brick-built utility/storage area, landscaped rear garden and driveway parking, all within easy reach of Southampton General Hospital and local amenities.

- Well-Presented Three Bedroom Semi-Detached Home
- Ideal First-Time Buyer Or Family Home
- Generous Kitchen And Dining Room
- Separate Front Living Room
- Versatile Playroom Or Home Office
- Ground Floor Bathroom And Separate Cloakroom
- Useful Brick-Built Utility And Storage Area
- Spacious Principal Bedroom With Built-In Storage
- Landscaped Low-Maintenance Rear Garden
- Driveway Providing Off-Road Parking

An ideal first-time purchase or family home, the property offers a generous and versatile arrangement of accommodation. The ground floor features a spacious kitchen/dining room, separate lounge, additional playroom/home office, family bathroom and separate cloakroom, whilst a useful brick-built side outbuilding provides excellent utility, storage and workshop space.

Upstairs are three bedrooms, including a particularly generous principal bedroom spanning the front of the property. Outside, the property benefits from driveway parking and a landscaped, low-maintenance rear





The property is set back from the road behind a low-level brick boundary wall, with a side opening leading to a brick-set driveway providing off-road parking and a lawned front garden. Double timber gates give access to the useful brick-built side outbuilding, while the main front door opens into a welcoming entrance hall with two double glazed windows, laminate flooring, radiator and stairs rising to the first floor. Doors lead to the living room, kitchen/dining room, bathroom and separate cloakroom.

The living room offers a comfortable reception space with engineered wood-effect laminate flooring, smooth ceiling and radiator, with a fireplace surround and existing open fireplace (not tested) providing a traditional focal point. Double internal doors open into a versatile additional reception room, currently used as a playroom/home office, which could equally serve as a snug, hobby room or children's playroom. Engineered wood-effect flooring continues, while double glazed doors open directly onto the rear garden and provide access towards the kitchen/dining room.

The kitchen/dining room provides an excellent everyday family space, with double glazed windows overlooking the side and rear. The kitchen is fitted with a range of base and eye-level units, work surfaces, inset sink, integrated gas hob and electric oven, together with space for a dishwasher. The gas combination boiler is concealed within matching cabinetry, with a radiator and direct access to the adjoining outbuilding/utility area. The ground floor family bathroom is fully tiled and fitted with a corner enclosed bath with mixer shower, wash hand basin and heated towel rail, while a separate cloakroom provides a low-level WC, tiled finish and radiator.

A particular benefit is the substantial brick-built side outbuilding, offering power, lighting, plumbing for a washing machine and tumble dryer, together with space for a fridge/freezer. Access is provided via double timber stable-style doors to the front and a double glazed sliding door to the rear garden. This versatile space could be utilised as a utility area, workshop, bicycle store or excellent general family storage.

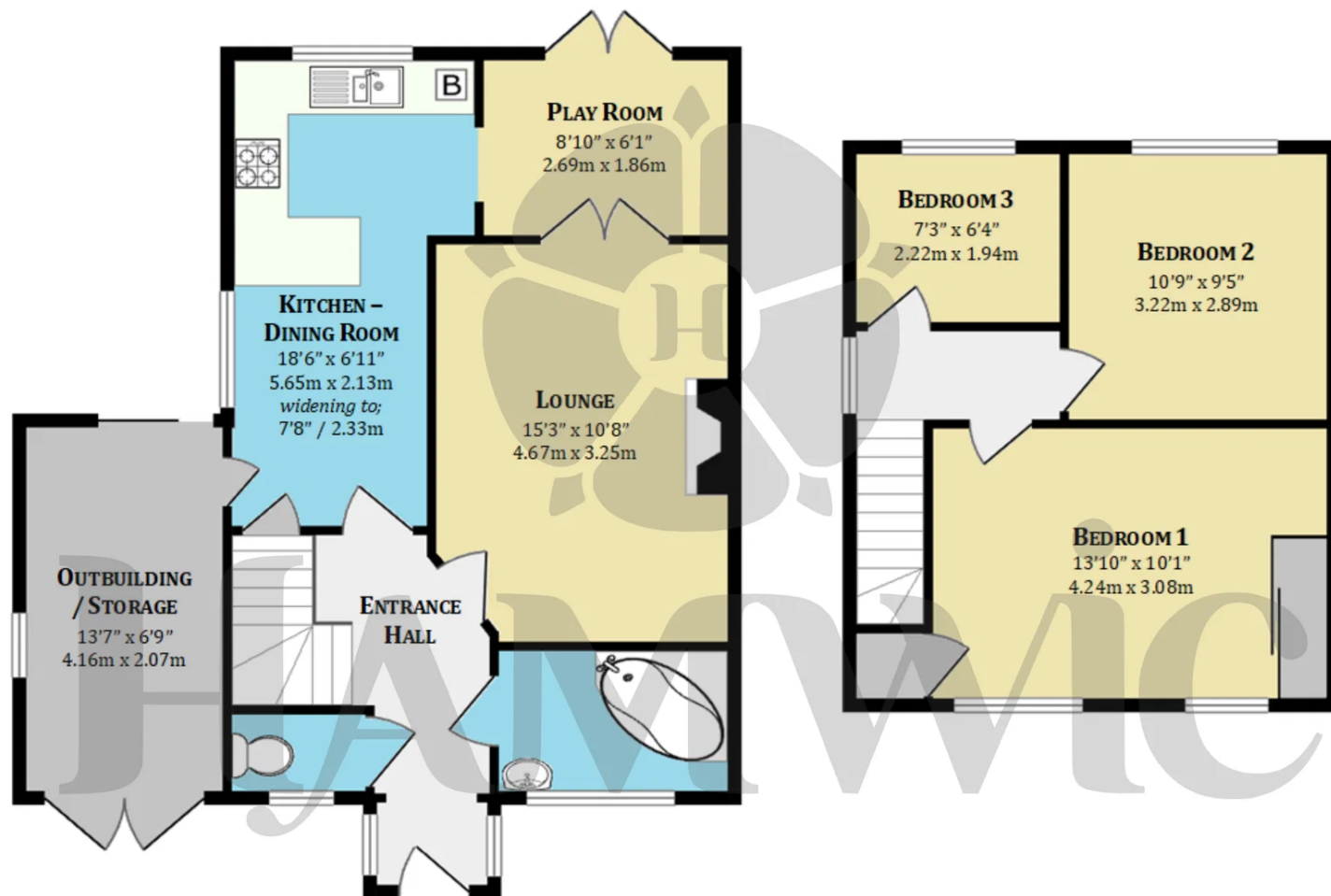
The first floor provides three bedrooms, all benefiting from smooth ceilings, engineered laminate flooring, radiators and double glazed windows. Bedroom One is an impressive principal bedroom spanning the width of the property, with two front aspect windows, built-in wardrobe and additional storage cupboard above the stairs. Bedroom Two is a good-sized double overlooking the rear garden and features the loft hatch, with the loft benefiting from a pull-down ladder, lighting and partial boarding for storage. Bedroom Three is a practical single bedroom, equally suitable as a nursery, child's room or home office.

The landscaped rear garden offers an attractive and relatively low-maintenance outdoor space, with a brick-set patio adjoining the house and extending to the side, providing an ideal area for outdoor seating, barbecues and entertaining. Beyond is a raised lawned garden, while timber fencing and brick-built walls provide an enclosed and established setting. An outside water tap and direct access to the side outbuilding further enhance the practicality of this appealing family home.

Council Tax: Band B

Freehold





All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hamwic Estate Agents

3 – 4 South Parade, Salisbury Road, Southampton SO40 3PY

02380 663999

enquiries@hamwicestateagents.co.uk

<https://www.hamwicestateagents.co.uk/>

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