



**Gorselands Road, Southampton SO18 5QG**

**welcome to**

## **Gorselands Road, Southampton**

\* THREE BEDROOM TERRACED HOUSE \* MODERN KITCHEN/DINER \* DOWNSTAIRS W/C & FAMILY BATHROOM \* FRONT & REAR GARDENS \* GARAGE EN BLOC \* CLOSE TO LOCAL AMENITIES & SCHOOLS \*

### **Front Garden**

Stairs leading up to access, laid to lawn.

### **Entrance Porch**

Double glazed window to the front aspect, access to main property, laminate flooring, built in storage.

### **Cloakroom**

Low level w/c, wash hand basin, partially tiled.

### **Lounge**

Laminate flooring, double glazed window to the front aspect, stairs leading up to;

### **Kitchen/Diner**

Wall and base cupboard units, double fan oven and grill, gas hob, overhead extractor, space for American fridge/freezer, sink and drainer, double glazed window to the rear aspect, gas radiator, laminate flooring, leading to;

### **Conservatory**

Double glazed windows to the side and rear aspect, access to garden and seating area, plumbing for white goods.

### **Bedroom One**

Gas radiator, double glazed window to the front aspect, built in storage, laminate flooring.

### **Bedroom Two**

Gas radiator, laminate flooring, double glazed window to the rear aspect.

### **Bedroom Three**

Laminate flooring, gas radiator, double glazed window to the front aspect.

### **Bathroom**

Bath with overhead shower, double glazed window to the rear aspect, w/c, sink unit with storage, heated towel rail, extractor fan, tiled.

### **Rear Garden**

Patio area, raised decking area, access into garage, rear access.

### **Garage**

Garage en bloc at the rear.





**Step inside this delightful three bedroom terraced house, thoughtfully arranged to offer comfortable and practical living. The welcoming porch opens into a spacious living room, filled with natural light and offering direct access to a convenient downstairs w/c. Stairs lead up to a modern and well-equipped kitchen/diner, then through to a bright conservatory overlooking the rear garden. The top floor features three well-proportioned bedrooms along with a stylish family bathroom.**

**Outside, you'll find both front and rear gardens. A garage en bloc at the rear provides valuable additional storage or secure parking.**

**Beautifully presented throughout, this property is ready for someone to move straight in and enjoy. Located in a popular residential area with local amenities, transport links, and well-regarded schools close by, a viewing is highly recommended!**

**The vendor has advised the new boiler was installed in 2021 and has 5 years left on warranty. The new roof felt was installed in 2021 and a warranty can be provided. The property has new radiators throughout which were installed in 2024.**



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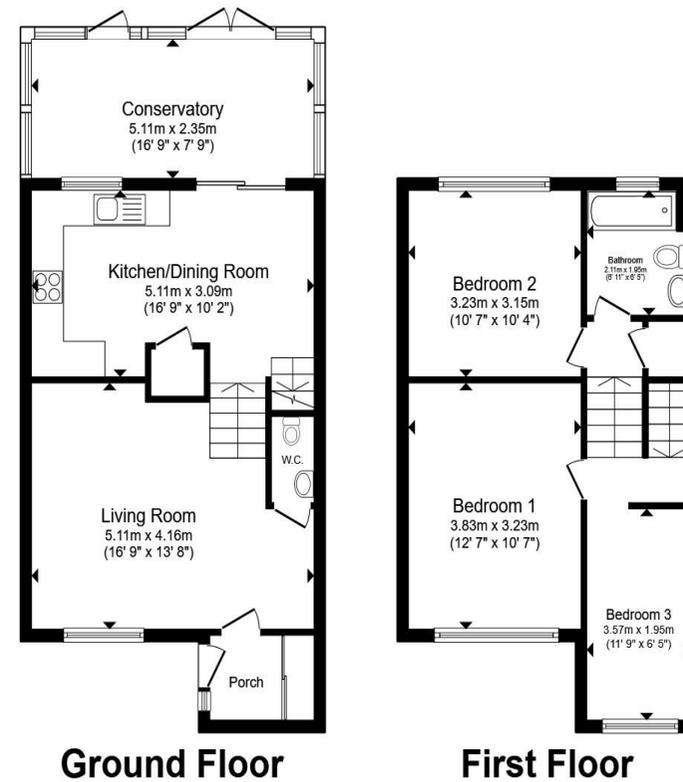
## Gorselands Road, Southampton

- Three Bedroom Terraced House
- Modern Kitchen/Diner
- Downstairs W/c
- Conservatory
- Garage

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

offers in excess of

**£310,000**



Total floor area 97.7 m<sup>2</sup> (1,051 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:  
BIT113023 - 0003

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