Glen Road, Southampton SO19 9EJ

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welcome to

Glen Road, Southampton

* TERRACED HOUSE * TWO DOUBLE BEDROOMS * BEAUTIFULLY PRESENTED THROUGHOUT * MODERN KITCHEN * SHOWER ROOM * FRONT & REAR GARDENS * ONE ALLOCATED PARKING SPACE * GARAGE EN BLOC * GREAT LOCATION *

Front Garden
Private path leading to access.

Entrance Porch
Double glazed window to the side aspect, storage, access to;

Lounge
15' 1" x 12' 11" (4.60m x 3.94m)
Double glazed window to the front aspect, carpets, gas radiator, stairs to first floor.

Kitchen
12' 11" x 8' 4" (3.94m x 2.54m)
Wall and base cupboard units, worktops, electric oven, hob, overhead extractor, integrated appliances, sink and drainer, breakfast bar, double glazed door leading to garden, double glazed window to the rear aspect, gas radiator.

Landing
Access to all rooms, loft hatch, leading to;

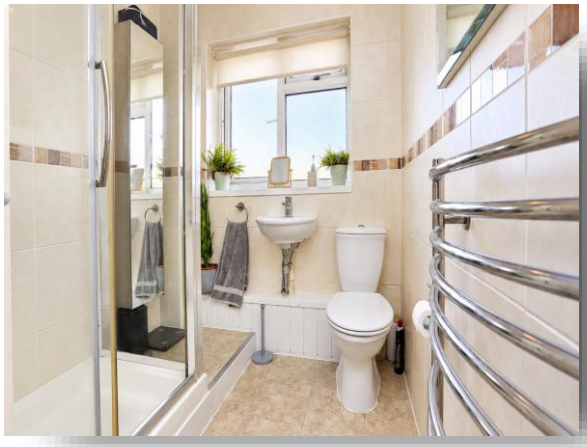
Bedroom One
11' 9" x 9' 7" (3.58m x 2.92m)
Double glazed window to the front aspect, carpets, gas radiator, built in storage.

Bedroom Two
11' 7" x 6' 5" (3.53m x 1.96m)
Double glazed window to the rear aspect, carpets, gas radiator.

Shower Room
Walk-in shower, low level w/c, wash hand basin, tiled walls, heated towel rail, double glazed window to the rear aspect.

Rear Garden
Patio seating area, storage shed, rear access.

Garage
En bloc, located at the rear, up and over door.



This two-bedroom terraced home is ideally situated in the sought-after Woolston area, just moments from the water's edge and within easy reach of the picturesque Golden Jubilee Butterfly Walk and Weston Waterfront. Offering beautifully presented accommodation throughout, this property would make an ideal first-time purchase or home for those looking to enjoy coastal walks.

Step inside to discover a spacious and bright lounge which leads through to the fitted kitchen, complete with a practical breakfast bar and direct access to the rear garden. Upstairs, the property boasts two generous double bedrooms along with a contemporary shower room, all maintained to a high standard and ready for its new owners to move straight in.

Externally, the home benefits from both front and rear gardens, providing outdoor space to enjoy throughout the year. Further advantages include an allocated parking space and a garage en bloc, offering valuable parking and storage solutions.

The vendor has advised the boiler is new as of 2023 and has been serviced every year, there is a new water cylinder as of 2023, loft has been insulated up to 400ml and radiator thermostats fitted.

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.

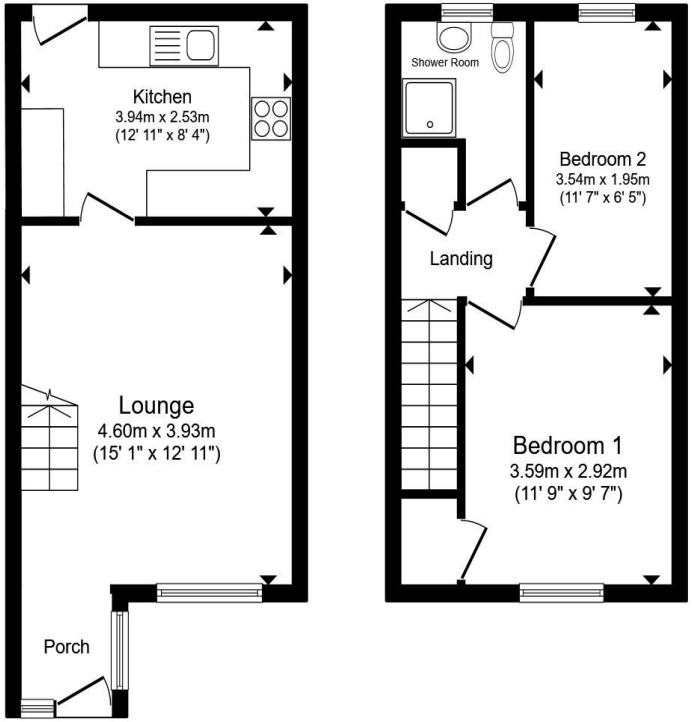
welcome to

Glen Road, Southampton

- Terraced House
- Two Double Bedrooms
- Beautifully Presented Throughout
- Modern Kitchen with Breakfast Bar
- Front & Rear Gardens

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

£260,000



Ground Floor **First Floor**

Total floor area 57.1 m² (615 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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The Property Ombudsman

Property Ref:
BIT113420 - 0003

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