



Addison
ESTATE AGENTS



44 Celandine Avenue, Locks Heath, Southampton, SO31 6XA

£310,000 Freehold

A beautifully presented and comprehensively renovated two double bedroom semi-detached house, offering stylish, contemporary accommodation with an excellent open-plan layout and a fantastic degree of flexibility.

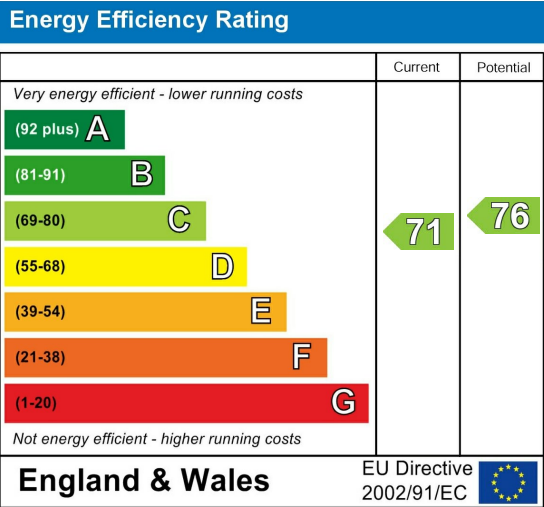
The ground floor has been thoughtfully remodelled to create a superb OPEN-PLAN KITCHEN, DINING AND FAMILY SPACE, combining the lounge and kitchen areas to provide a sociable and versatile heart of the home. To the rear is a NEWLY FITTED KITCHEN, opening through to a generous conservatory with a modern glass roof, currently utilised as a dining area and providing plenty of natural light.

The conservatory also gives access to the former garage, which has been cleverly converted to provide a VERSATILE HOME OFFICE/WORK-FROM-HOME SPACE, together with a useful UTILITY AREA AND DOWNSTAIRS CLOAKROOM. This additional accommodation offers excellent flexibility for those working from home, requiring a hobby room or simply needing valuable extra living space.

Upstairs are TWO GENEROUS DOUBLE BEDROOMS, served by a stylish modern family bathroom, complete with a separate shower and its own window.

Outside, the property benefits from a PRIVATE REAR GARDEN, providing a pleasant outdoor space, while the front of the property has a PRIVATE DRIVEWAY providing off-road parking.

The property is further complemented by GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING and has been renovated throughout, making it an ideal choice for buyers looking for a home that is ready to move straight into without the need for further work.



Further Information

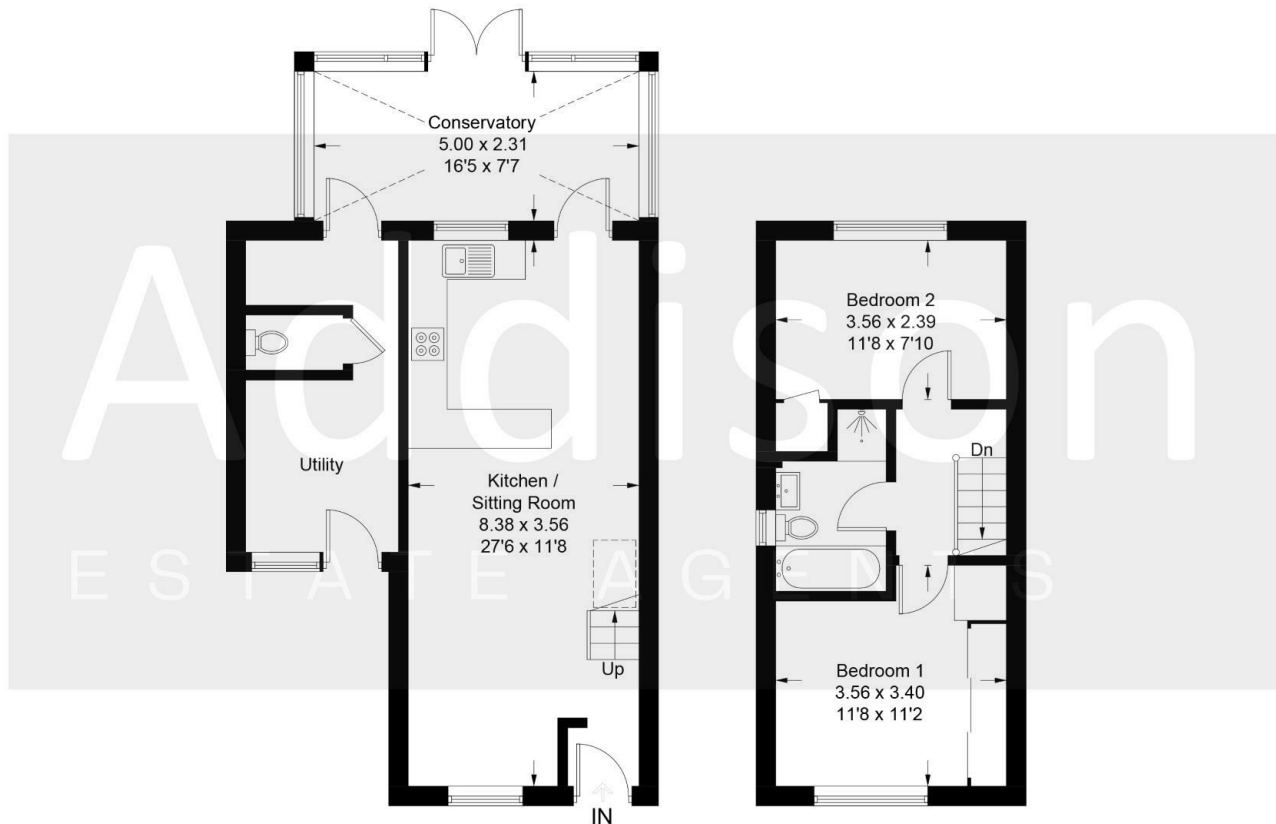
Council Tax Band:
B

Estate or Lease Charges if Applicable:



44, Celandine Avenue, SO31 6XA

Approximate Gross Internal Area = 85.1 sq m / 916 sq ft



Ground Floor

First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1333155)

- FANTASTIC TWO DOUBLE BEDROOM SEMI-DETACHED HOME
- BEAUTIFULLY RENOVATED AND IMPROVED THROUGHOUT
- IMPRESSIVE OPEN-PLAN KITCHEN, DINING & FAMILY SPACE
- NEWLY FITTED CONTEMPORARY KITCHEN
- LARGE CONSERVATORY WITH GLASS ROOF
- CONVERTED GARAGE PROVIDING VERSATILE HOME OFFICE/WORKSPACE
- UTILITY AREA & DOWNSTAIRS CLOAKROOM
- MODERN FAMILY BATHROOM WITH SEPARATE SHOWER & WINDOW
- PRIVATE REAR GARDEN & DRIVEWAY PROVIDING OFF-ROAD PARKING
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING – READY TO MOVE INTO

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.



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