



Kathleen Road, Southampton SO19 8LN

welcome to

Kathleen Road, Southampton

* THREE BEDROOM SEMI-DETACHED HOUSE * TWO RECEPTION ROOMS * DOWNSTAIRS SHOWER ROOM & UPSTAIRS BATHROOM * GARAGE *
GENEROUS REAR GARDEN * UTILITY ROOM * CLOSE TO LOCAL AMENITIES & SCHOOLS *

Entrance Hall

Double glazed window to the front aspect, radiator, under stairs cupboard, carpeted, doors to;

Lounge

Double glazed bay window to the front aspect, radiator, carpeted, TV point.

Second Reception Room

Double glazed windows to the rear aspect, patio doors leading to rear garden, TV point, laminate flooring, radiator.

Kitchen

Wall and base cupboard units, work surfaces, gas hob, stainless steel sink and drainer, integrated electric hob, radiator, splash back tiles, plumbing for washing machine.

Utility Room

Double glazed window to the rear aspect, work surfaces, space for fridge/freezer.

Downstairs Shower Room

Shower, w/c, wash hand basin.

Landing

Double glazed window to the side aspect, carpeted, loft hatch, doors to;

Bedroom One

Double glazed bay window to the front aspect, radiator, carpeted, TV points.

Bedroom Two

Double glazed window to the rear aspect, radiator, carpeted, built in wardrobes.

Bedroom Three

Double glazed windows to the rear and side aspect, carpeted, radiator.

Bathroom

Double glazed window to the rear aspect, bath with mixer taps, w/c, wash hand basin, radiator, extractor fan, fully tiled walls.

Garage

Up and over door, concrete hard standing, double glazed door to the garden, boiler, lights and electrics.





This well-presented three-bedroom semi-detached home is situated in the popular residential area of Sholing and offers an ideal setting for family living, with excellent access to local amenities, schools, and transport links.

The ground floor provides versatile accommodation, comprising a welcoming lounge and a modern fitted kitchen that flows through to a second reception room at the rear, perfect for dining or family gatherings with views over the garden. Additional practical features include a separate utility room and a convenient downstairs shower room. Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom.

Externally, the home benefits from a generous rear garden as well as a garage.

Overall, this is a fantastic opportunity to acquire a spacious and well-located family home in a sought-after area.

Agents Note: Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



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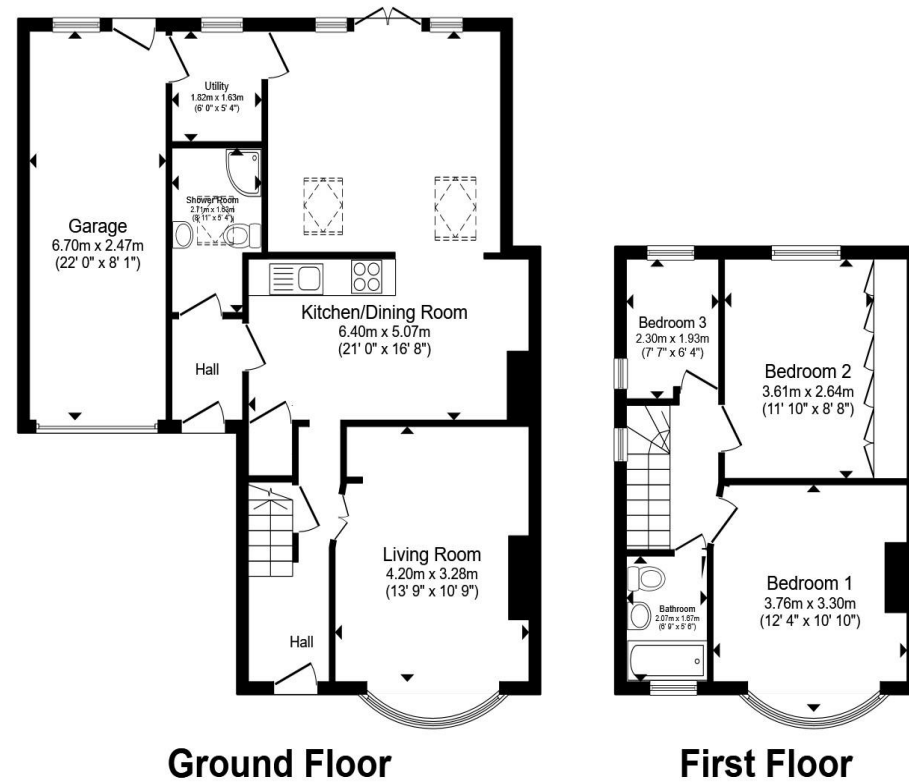
- Three Bedroom Semi-Detached House
- Two Reception Rooms
- Downstairs Shower Room & Upstairs Bathroom
- Garage
- Generous Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£340,000



Ground Floor

First Floor

Total floor area 115.1 m² (1,239 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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BIT113184 - 0005

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