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The Property Ombudsman

Southern Road

3 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £320,000

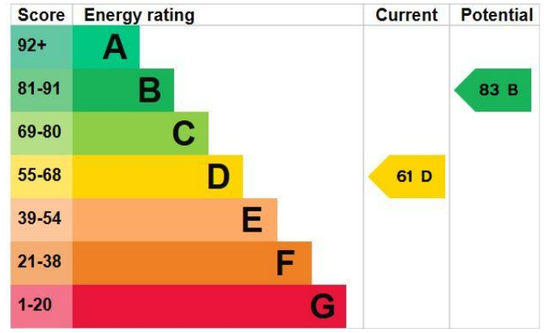


Southern Road

Asking Price Of £320,000

Council Tax band: C

- No Chain
- Three Bedroom Period Home
- Two Reception Rooms
- Character Features
- Ground Floor Bathroom
- Superb Long Rear Garden
- Fairfields Conservation Area



An attractive three-bedroom period home in the Fairfields Conservation Area, offering two characterful reception rooms, a fitted kitchen, ground-floor bathroom and cloakroom, plus a superbly long rear garden. Further benefits include period features and permit parking.

The property features an attractive red-brick frontage with an enclosed, low-maintenance front garden, paved pathway and gravelled planting beds. A recessed tiled porch with an outside light leads to the traditional panelled entrance door, which has a glazed panel above.

ENTRANCE HALL The entrance door opens into a welcoming hallway featuring exposed wooden floorboards and a radiator. An attractive arched opening leads through to the carpeted staircase rising to the first floor, with access to the ground-floor accommodation.

DINING ROOM 11' 5" x 10' 6" (3.48m x 3.2m) A well-proportioned reception room featuring exposed wooden floorboards and a characterful period-style fireplace with a dark surround and hearth. A double-glazed window provides natural light, with a radiator beneath. Further benefits include useful understairs storage and access through to the kitchen.

LOUNGE 11' 4" x 11' 4" (3.45m x 3.45m) A spacious and bright reception room with exposed wooden floorboards and a wide double-glazed window overlooking the front. A characterful period-style fireplace with an inset fire and dark hearth provides an attractive focal point, complemented by neutral décor and a radiator.

KITCHEN 10' 1" x 9' 7" (3.07m x 2.92m) Fitted with a range of light wood-effect wall and base units, including a useful tall storage cupboard, complemented by dark work surfaces and tiled splashbacks. Appliances include a built-in oven and four-ring gas hob, with provision for a washing machine and fridge/freezer. Further features include a stainless-steel sink and drainer, wall-mounted boiler, wood-effect flooring and a double-glazed window providing natural light. A door at the end opens into the outer hall.

OUTER HALL Providing access to the rear of the property, the outer hall features practical flooring, a radiator and extensive built-in storage cupboards with shelving. Doors lead to the adjoining ground-floor rooms, while a double-glazed external door opens to the rear garden.

BATHROOM The ground-floor bathroom is fitted with a panel-enclosed bath with a wall-mounted electric shower and folding glazed screen, together with a pedestal wash basin.





Further features include tiled walls, a radiator, extractor fan, practical flooring and an obscure double-glazed window providing natural light and privacy.

CLOAKROOM Fitted with a low-level WC, tiled splashback and practical flooring. An obscure double-glazed window

FIRST FLOOR LANDING A carpeted landing with a traditional spindled balustrade, providing access to the bedrooms. Further benefits include a built-in storage cupboard and access to the loft.

BEDROOM 1 13' 11" x 13' 11" (4.24m x 4.24m) A spacious main bedroom with two double-glazed windows overlooking the front, allowing plenty of natural light. The room features neutral décor, fitted carpet, two radiators and a ceiling fan with an integrated light.

BEDROOM 2 11' 5" x 8' 6" (3.48m x 2.59m) A well-proportioned second bedroom with a double-glazed window, radiator, neutral décor and fitted carpet. The room provides flexible space for a bed and additional bedroom furniture.

BEDROOM 3 10' 9" x 9' 8" (3.28m x 2.95m) A versatile third bedroom with a double-glazed window overlooking the rear garden, fitted carpet and a radiator. The room also features a chimney breast with a display shelf and ceiling-mounted spotlights, making it suitable as a single bedroom, nursery or home office.

GARDEN A superbly proportioned and notably long rear garden, offering an impressive amount of outdoor space with excellent potential for keen gardeners, families and entertaining. Principally laid to lawn, the garden is framed by established hedging, mature planting and trees, including a mature apple tree. Paved pathways lead through the garden, with patio areas positioned closer to the house. A timber storage shed is present, although this has reached the end of its useful life and should be regarded as requiring replacement. Beside the shed, a pedestrian gate connects with an established rear access route running through the neighbouring gardens.

KEY FACTS FOR BUYERS
Tenure: Freehold
Conservation Area of Fairfields
Council Tax Band: C
Basingstoke and Deane.
EPC Rating: D
Mains Water, Electric and Gas
Permit Parking



