



**Margam Avenue, Southampton SO19 2QJ**

**welcome to**

## **Margam Avenue, Southampton**

\* TERRACED HOUSE \* THREE BEDROOMS \* SPACIOUS LOUNGE/DINER \* MODERN KITCHEN \* FAMILY BATHROOM \* LOW MAINTENANCE REAR GARDEN \* DRIVEWAY FOR 2 CARS \* FANTASTIC LOCATION \*

### **Entrance Hall**

Wooden door to the front aspect, stairs to first floor landing, laminate flooring, doors to;

### **Cloakroom**

W/c, wash hand basin, heated towel rail, extractor fan.

### **Lounge/Diner**

15' 10" x 15' 2" ( 4.83m x 4.62m )

Double glazed patio doors and window to the rear aspect, luxury vinyl click, gas radiator, TV point, electric fire.

### **Kitchen**

12' 7" x 8' ( 3.84m x 2.44m )

Double glazed window to the front aspect, wall and base cupboard units, work surfaces, built in gas hob, electric oven, plumbing for washing machine, space for fridge/freezer, stainless steel sink and drainer, boiler, splash back tiles.

### **Landing**

Loft hatch, cupboards, doors to;

### **Bedroom One**

15' 7" x 8' 8" ( 4.75m x 2.64m )

Double glazed window to the front aspect, gas radiator, carpeted.

### **Bedroom Two**

12' 6" x 8' 8" ( 3.81m x 2.64m )

Double glazed window to the rear aspect, gas radiator, carpeted.

### **Bedroom Three**

12' 6" x 9' 4" ( 3.81m x 2.84m )

Double glazed window to the rear aspect, gas radiator, laminate flooring.

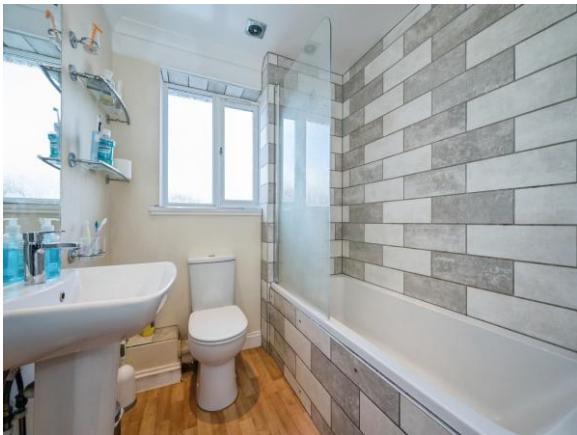
### **Bathroom**

Double glazed window to the front aspect, w/c, wash hand basin, heated towel rail, extractor fan, partially tiled walls, bath with mixer taps and overhead shower.

### **Rear Garden**

Enclosed rear garden with patio seating area and wooden storage shed with summer house attached.





**Welcome to this charming three-bedroom terraced family home, ideally positioned in a highly desirable residential neighbourhood. Perfectly placed for everyday convenience, the property sits within easy reach of local amenities, reputable schools, and excellent transport links offering quick and direct access to the city centre.**

**Step inside to discover a warm and inviting interior. The modern fitted kitchen provides a stylish and functional space for cooking, while the spacious lounge/diner at the rear of the home creates the perfect setting.**

**An added bonus is the convenient downstairs w/c.**

**Upstairs, you'll find three well-proportioned bedrooms and a bright family bathroom.**

**Outside, the low-maintenance rear garden provides a peaceful outdoor retreat, featuring a useful wooden shed for storage. To the front, the property benefits from a private driveway with generous parking space for up to two cars.**



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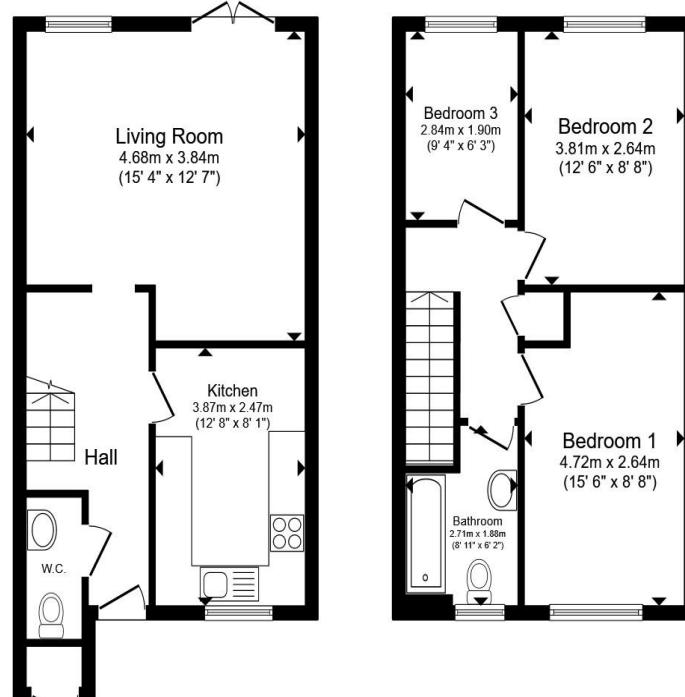
- Terraced House
- Three Bedrooms
- Lounge/Diner
- Driveway with Parking for 2 Cars
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers over

**£270,000**



Ground Floor

First Floor

Total floor area 80.4 m<sup>2</sup> (865 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:

BIT112966 - 0003

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