



fieldpalmer
ESTATE AGENTS

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15 Browning Avenue, Southampton, Hampshire, SO19 6QB

Offers Over £325,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Browning Avenue! Now, this is a bungalow that should not be missed! It is positioned on an enviable plot, with an impressive rear garden, block paved driveway to the front providing off-road parking, an additional side drive with access to the brick-built detached garage. Inside, you are welcomed by the porch that leads into the spacious entrance hall with doors leading to the primary rooms. The accommodation is versatile, and this home could be utilised as a three-bedroom property or a two-bedroom with an additional reception space. All bedrooms are very well proportioned and allow enough space for double beds. There is a neat sitting room to the rear of the bungalow with doors leading in to the conservatory which enjoys views across the gorgeous garden.



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Approach

Block-paved driveway providing off-road parking.

Porch:

UPVC double glazed windows to side and front, door to:

Entrance Hall:

Coved and textured ceiling, storage cupboard, two radiators, doors to:

Lounge/Bedroom Three

11' 11" (3.63m) x 11' 10" (3.61m) max reducing to 10'9" (3.28m)::
Textured ceiling with picture rails, UPVC double glazed bay window to front, gas fire and surround, radiator.

Kitchen

15' 11" (4.85m) max x 9' 11" (3.02m) max reducing to 6'11" (2.11m)::

Coved and textured ceiling, UPVC double glazed window to side, UPVC double glazed door to side, range of wall, base and drawer units with work surface over, bowl and a half sink with drainer inset, range style cooker, space for washing machine and tumble dryer, integrated fridge and freezer, tiled floor.

Family Room

9' 8" (2.95m) x 11' 11" (3.63m)::

Textured ceiling with picture rail, UPVC double glazed window to side, gas fire with surround, sliding doors to:

Conservatory

7' 9" (2.36m) x 19' 8" (5.99m)::

Polycarbonate roof, UPVC double glazed windows to side and rear, doors to rear, laminated floor.

Master Bedroom

11' 10" (3.61m) x 10' 2" (3.10m)::

Textured ceiling, UPVC double glazed window to rear, radiator, built-in wardrobes.

Bedroom Two

12' (3.66m) x 9' 10" (3.00m)::

Textured ceiling, UPVC double glazed window to side, cupboard housing boiler, radiator.

Shower Room

7' 6" (2.29m) x 7' 8" (2.34m)::

Smooth ceiling with inset spotlights, UPVC double glazed window to front, WC, wash hand basin and large shower cubicle with rainfall-style shower, anti-slip flooring, heated ladder towel rail.

Garage

15' 4" (4.67m) x 12' 4" (3.76m)::

Brick-built detached garage to rear, up and over door, UPVC double glazed window and pedestrian door to side, power and light connected.

Garden:

Fence enclosed rear garden with double gate providing vehicular access to rear, patio seating area leading to neat lawn, flower and shrub borders, green house, shed.

Services

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band

Band C

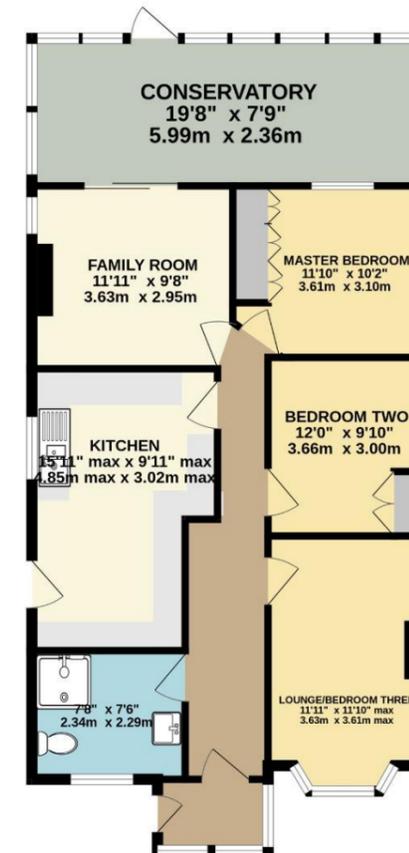
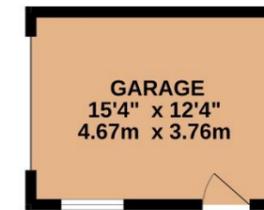
Sellers Position

No Forward Chain

Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We can offer mortgage advice

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.

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