



Bitterne
023 8042 2600



44 Lower Mortimer Road, Woolston, Southampton, Hampshire, SO19 2HF

Offers Over £250,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Lower Mortimer Road! Tucked away in a residential cul-de-sac is this spacious three bedroom terraced home. Boasting plenty of off road parking, downstairs w/c, electric underfloor heating throughout the downstairs and SOLD WITH NO FORWARD CHAIN! Step inside into the entrance hallway leading through to a 25ft double aspect lounge diner. Separate fitted kitchen with plenty of space for free standing appliances and a breakfast table. To the rear there is a utility room and access to the garden. Upstairs continues to impress with two double bedrooms, a single room which is a complete blank canvas and four piece bathroom suite to the front. Whilst the property would relish in internal refurbishments it in our opinion it is the perfect opportunity to make it your own!

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

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Entrance:

Door into hallway, textured ceiling, stairs rising to first floor.

Door to:

Lounge

25' 2" (7.67m) x 9' 10" (3.00m)::

Textured ceiling, double-glazed window to front, double-glazed door to rear, leading to garden.

Kitchen

13' 11" (4.24m) x 7' 7" (2.31m)::

Textured ceiling, double-glazed window to front, range of wall, base and drawer units with work surface over, built-in oven and hob, sink and drainer inset, space for fridge/freezer, under the stairs storage. Door to:

Utility Room

11' 7" (3.53m) x 3' 7" (1.09m)::

Textured ceiling, double-glazed door to side, double-glazed window to side, space for washing machine and tumble dryer.

Landing:

Textured ceiling, storage cupboard. Door to:

Master Bedroom

13' 4" (4.06m) x 11' 11" (3.63m)::

Textured ceiling, double-glazed window to front, built-in wardrobe, electric storage heater.

Bedroom Two

11' 5" (3.48m) x 11' 11" (3.63m)::

Textured ceiling, double-glazed window to rear, built-in wardrobe, electric storage heater, built-in cupboard.

Bedroom Three

5' 6" (1.68m) x 7' 9" (2.36m)::

Textured ceiling, double-glazed window to rear.

Bathroom

7' (2.13m) x 2' 7" (0.79m)::

Textured ceiling, double-glazed window to front, WC, wash hand basin.

Garden:

Wall enclosed. Brick-built shed, patio seating area, lawn, rear pedestrian access.

Services

Mains 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 B

Sellers Position

Buying On

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.

BASEMENT

FIRST FLOOR



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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Auction Department

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023 8047 4274

Lettings & Block Management

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SO14 0AA

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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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