



SOUTHAMPTON

TWO BEDROOM TERRACED HOUSE
EPC Rating: Band

£150,000





SOUTHAMPTON

TERRACED HOUSE

- VENDOR SUITED • PARKING •
- CONSERVATORY •
- FITTED KITCHEN •
- ENCLOSED GARDEN •
- WARM AIR GAS CENTRAL HEATING •

(ref:675606)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		77
D (55-68)		
E (39-54)	52	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

The Property

Goadsby are delighted to offer for sale this beautifully maintained two double bedroom terrace house, situated in this popular location. Internally the main hallway is accessed via the entrance porch. Located off the hallway, the modern kitchen offers a range of storage and work top space, with pleasant views over the front of the property. The large living/ dining room is located to the rear of the property and leads through to the conservatory, which makes an ideal space for utility goods. The two double bedrooms are located on the first floor, with one benefiting from built in storage. The impressive shower room has been recently installed, with a fantastic walk in shower and floor to ceiling tiles. The WC is separate and located off the hallway. Externally, the mature rear garden offers several patio areas, with rear access and a useful storage shed attached to the house. Situated in this extremely popular location, close to all local amenities. Call the office now to arrange a viewing. Vendor Suited.

Living/ Dining Room 5.84m (19'2) Max x 4.45m (14'7) Max

Kitchen 3.43m (11'3) Max x 2.87m (9'5) Max

Conservatory 5.69m (18'8) x 2.13m (7'0)

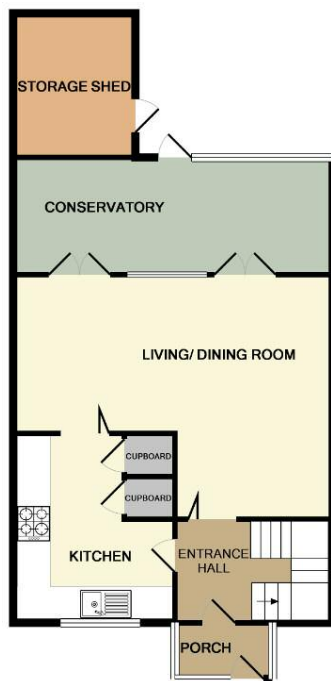
Bedroom 1 3.43m (11'3) x 2.84m (9'4)

Bedroom 2 4.42m (14'6) (max) x 2.87m (9'5) (max)

Shower Room 2.82m (9'3) x 1.88m (6'2)

WC 1.96m (6'5) x .81m (2'8)

Garden



GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2015

Brochure prepared by Georgia Munro Ford

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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