



Peartree Avenue, Southampton SO19 7RA

welcome to

Peartree Avenue, Southampton

* THREE BEDROOM SEMI-DETACHED HOUSE * TIERED REAR GARDEN WITH WATER VIEWS * PARKING FOR 3 CARS * TWO RECEPTION ROOMS * UPSTAIRS BATHROOM & DOWNSTAIRS W/C * NO CHAIN * CLOSE TO LOCAL AMENITIES & SCHOOLS *

Front Garden

Laid shingle with parking for 3 cars, leads to entrance to property, gated access to rear garden.

Entrance Hall

Double glazed door and window to the front aspect, stairs to first floor, understairs storage, radiator, doors to;

Cloakroom

Double glazed window to the side aspect, w/c, wash hand basin.

Lounge

14' x 12' (4.27m x 3.66m)
Double glazed bay window to the front aspect, fireplace, radiator, carpeted, TV point.

Dining Room

11' 11" x 11' 6" (3.63m x 3.51m)
Double glazed patio doors to the rear aspect, fireplace, built in cupboard, radiator, laminate flooring.

Kitchen

8' 5" x 6' 11" (2.57m x 2.11m)
Double glazed window to the rear aspect, wall and base cupboard units, work surfaces, stainless steel sink and drainer, electric oven and hob with extractor above, integrated fridge/freezer, plumbing for washing machine, splash back tiles, laminate flooring.

Landing

Double glazed window to the side aspect, carpets, doors to;

Bedroom One

14' 4" x 12' (4.37m x 3.66m)
Double glazed bay window to the front aspect, fireplace, radiator, carpets.

Bedroom Two

12' x 11' 5" (3.66m x 3.48m)
Double glazed door to the rear aspect leading to Jubilee balcony, fireplace, radiator, carpets.

Bedroom Three

8' 5" x 7' (2.57m x 2.13m)
Double glazed window to the rear aspect, carpets, radiator.

Bathroom

Double glazed window to the front aspect, bath with shower above, w/c, wash hand basin, heated towel rail, partially tiled walls, tiled flooring.

Rear Garden

Tiered garden with decking at the top of the garden boasting water views, side access, steps to other levels.





Situated in a popular location with local amenities, well-regarded schools and excellent transport links nearby, this three bedroom semi-detached home offers spacious accommodation, off-road parking and attractive water views from the rear.

Upon entering, you are welcomed by a comfortable lounge. The separate dining room provides the perfect space for family meals and social gatherings, while the fitted kitchen offers ample storage and workspace. Completing the ground floor is a convenient downstairs W/C.

Upstairs, the property boasts three good-sized bedrooms and a family bathroom. The second bedroom enjoys the added benefit of direct access to a delightful Jubilee balcony, creating the perfect spot to sit and take in the surroundings.

Externally, the property continues to impress with off-road parking to the front for up to three vehicles. To the rear, the tiered garden provides a wonderful outdoor space to enjoy, with the added bonus of attractive water views.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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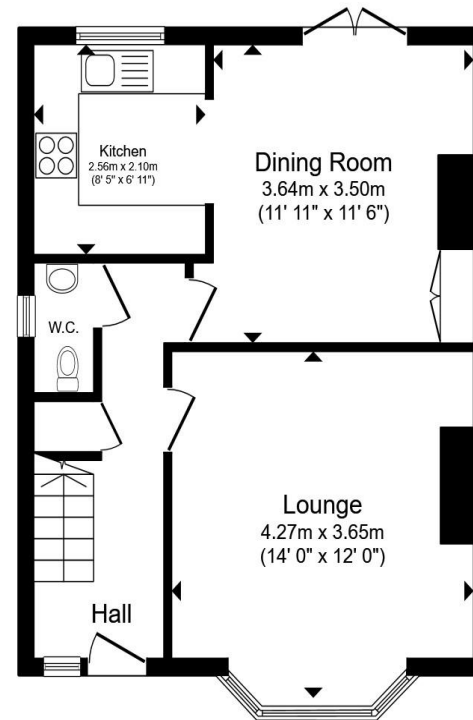
welcome to

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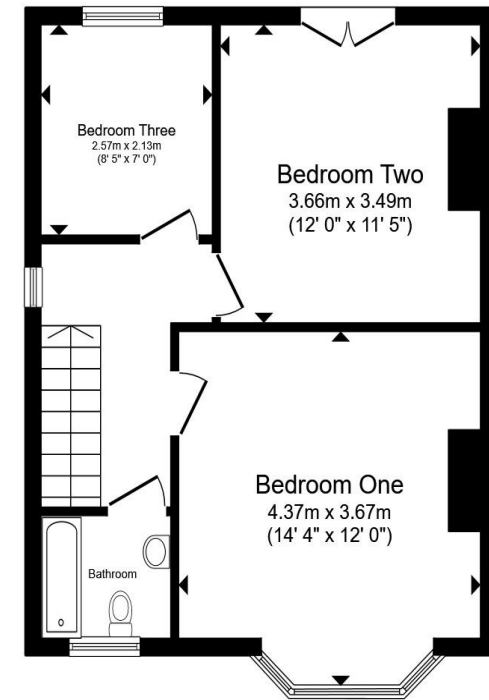
- Semi-Detached House
- Three Bedrooms
- Tiered Rear Garden with Water Views
- Parking for Three Cars
- Two Reception Rooms

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£325,000



Ground Floor



First Floor

Total floor area 90.6 m² (975 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

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Property Ref:
BIT113355 - 0008

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fox & sons



023 8044 6724



Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON,
Hampshire, SO18 5RS



fox-and-sons.co.uk