

10 Friars Way, Swaythling, Southampton, SO18 2JU

PRICE GUIDE: £285,000 Freehold No Forward Chain



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A spacious three bedroom mid-terrace home situated in an ever-popular and highly convenient location. The property is positioned on a pleasant no-through road and is found within easy reach of local schools, transport links, Southampton City Centre as well as Woodmill and Riverside Park. The property represents an exciting opportunity for any prospective purchasers, and would be ideally suited to first-time buyers and families alike. The property's well planned accommodation briefly comprises of a welcoming entrance hall, lounge, dining/family room with a w.c and opening to a good size kitchen, three double bedrooms with built-in storage, bathroom and a shower room. Externally, there is off road parking and a south facing rear garden. Offered with the additional benefit of no forward chain, early internal viewing is strongly advised in order to fully appreciate the size and potential of the accommodation on offer, and to avoid disappointment.

HIGHLY POPULAR LOCATION * WELL PROPORTIONED ACCOMMODATION

WIDE & WELCOMING ENTRANCE HALL * LOUNGE * DINING/FAMILY ROOM

W.C * GOOD SIZE KITCHEN * THREE DOUBLE BEDROOMS

SHOWER ROOM * BATHROOM * PLEASANT REAR GARDEN

COVED SKIMMED CEILINGS * PANEL STYLE DOORS

GAS CENTRAL HEATING * UPVC DOUBLE GLAZING

ENTRANCE HALL: With cloaks cupboard, side elevation window, turning staircase to first-floor, single radiator, central heating thermostat, wood effect flooring and doors to dining/family room and;

LOUNGE: 13'3 x 11'6 (4.05 x 3.55) Front elevation window, single radiator, t.v aerial point, telephone point, smoke alarm and wood effect flooring.

DINING/FAMILY ROOM: 16'1 x 10'9 (4.90 x 3.33) Rear elevation window, cupboard housing Vaillant combination boiler, double radiator, single radiator, telephone point, opening to kitchen and door to;

W.C: With a white suite of close coupled w.c and wash hand basin.



KITCHEN: 12'9 x 8'5 (3.93 x 2.60) Well fitted with matching off-white base-level and wall-mounted units to incorporate and one-and-a-half-bowl stainless steel sink unit inset in mottled work surfaces with ceramic tiled splash-backs over. Fitted appliances include a gas five-ring hob with fan-assisted oven under and canopy extractor over. There are recesses for two further base-level appliances and space for an upright fridge-freezer. Rear and side elevation window as well as a sky-light window and spot-lights to ceiling.

LANDING: Hatch to loft, single radiator, smoke alarm and spotlights to ceiling.

BEDROOM 1: 11'1 x 10'6 (3.37 x 3.24) Rear elevation window, built-in double wardrobe, shelving and single radiator.

BEDROOM 2: 10'10 x 10'2 (3.35 x 3.10) Front elevation window, built-in double wardrobe, shelving and single radiator.

BEDROOM 3: 11'7 x 8'7 (3.58 x 2.65) Front elevation window, built-in single wardrobe, shelving, t. v aerial point, telephone point and single radiator.

BATHROOM: Mostly tiled and well appointed with a matching white suite of bath with mixer tap and an overhead shower, close-coupled w.c and a wash hand basin. Rear elevation obscured glass window and chrome heated towel rail.

SHOWER ROOM: Largely tiled and well appointed with a matching white suite of corner shower cubicle, close-coupled w.c and pedestal wash hand basin. Rear elevation obscured glass window and chrome heated towel rail.

OUTSIDE: Externally, to the front is a garden laid to lawn and paved area that lends to off road vehicle parking. There is a shared side access way. To the rear is a good size garden with a paved patio, lawn, established shrubs and a storage shed.

COUNCIL TAX BAND: B (currently £1,852.26 pa) Southampton City Council

These details were taken by George Mead from whom any further information can be obtained.



10 Friars Way

Approximate Gross Internal Area
1087 sq ft - 101 m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



AGENTS NOTE: Services, fittings and equipment referred to within these particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the Buyer(s) must make their own enquiries regarding such matters.

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