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Tenterton Avenue, Southampton, Hampshire. SO19 9HT

300,000



- New Worchester central heating boiler and double glazed windows
- · Three bedrooms and the addition of a study
- Private generous garden to the rear
- · Re-built single garage plus off road parking via a driveway
- Two reception rooms on the ground floor with a lounge and conservatory
- Within close proximity to Southampton city centre with excellent public transport links









Ref: PRA12403

Viewing Instructions: Strictly By Appointment Only







General Description

Set in a cul de sac location the property has been improved by the current owners with accommodation spread over three floors

Accommodation

HALL

Coving to plain plastered ceiling, UPVC door with double glazed obscured window, UPVC double glazed obscured window to front, radiator. Engineered wood flooring, stairs to first floor landing.

Lounge (14' 5" x 12' 9") or (4.40m x 3.88m)

Coving to plain plastered ceiling, UPVC double glazed window to front, continuation of engineered wood flooring, handmade wooden wine rack, fireplace (not currently in use) with wooden mantle, radiator.

Kitchen (6' 11" x 16' 2") or (2.11m x 4.94m)

Coving to textured ceiling, UPVC double glazed door to conservatory, further UPVC double glazed window to rear. Under stairs storage cupboard. Selection of wall and base units with roll edge laminate worktops over, one and a half ceramic sink and drainer with mixer tap over, integrated appliances including single oven with four ring hob and fume hood over, dishwasher and washing machine, tiled surrounds. Space for American style fridge/freezer. Vinyl flooring

Conservatory (16' 2" x 9' 7") or (4.94m x 2.92m)

UPVC double glazed obscured windows to side, UPVC double glazed windows and French doors to rear, radiator, Italian slate flooring.

GARDEN

Side gate to front of property, mainly laid to lawn with decking area. Shrub borders.

GARAGE (19' 3" x 8' 11") or (5.86m x 2.73m)

Up and over door to front, personnel door to side with obscured glass inset. UPVC double glazed window to rear. Power and lighting. Storage area to rear of garage.

Landing

Coving to plain plastered ceiling, continuation of engineered wood flooring. UPVC double glazed obscured window to side, storage cupboard.

Bathroom (6' 4" x 5' 6") or (1.93m x 1.68m)

UPVC double glazed obscured window to rear, chrome ladder style towel rail, suite comprising low level WC, vanity unit with inset wash hand basin, panel bath with shower over, tiled surrounds.

Bedroom 2 (9' 5" x 10' 10") or (2.88m x 3.30m)

Coving to plain plastered ceiling, radiator ,UPVC double glazed window to rear with wooden shutters, continuation of engineered wood flooring.

Master Bedroom (9' 5" x 12' 2") or (2.88m x 3.71m)

Coving to plain plastered ceiling, UPVC double glazed window to front with fitted shutters, radiator, continuation of engineered wood flooring.

BEDROOM 4/STUDY (6' 4" x 7' 11") or (1.93m x 2.41m)

Coving to plain plastered ceiling, UPVC double glazed window to front, radiator, stairs to first floor landing.

Bedroom 3 (16' 1" x 10' 7") or (4.89m x 3.22m)

Plain plastered ceiling with inset spotlights, Velux windows to front and rear, 2 x eaves storage cupboards. Wall mounted Worcester Bosch combination boiler.

Services

EPC Rating:72

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



























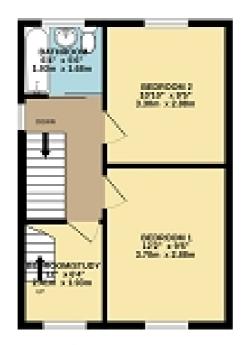








2019/00K 262 naj h. (33 kranj m) sapana.



350 FLOOR 8814 N.(88.1 M.(10) Approx.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.