80 Southbourne Avenue, Holbury
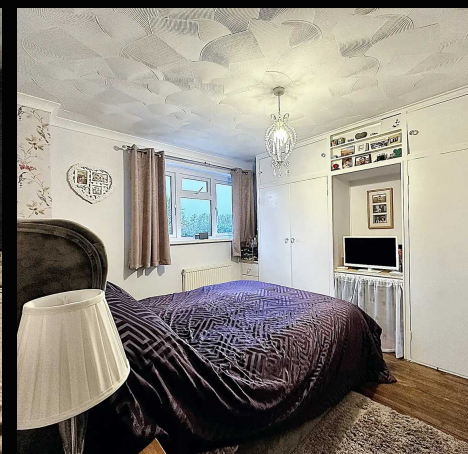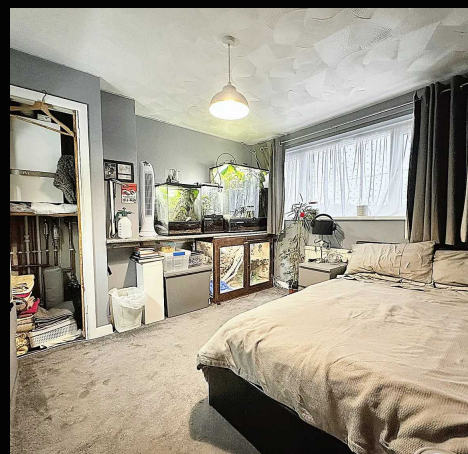
£325,000

80 Southbourne Avenue

Holbury, Southampton

3-bedroom semi-detached house is the epitome of a modern family home. Boasting a newly refitted kitchen, the property offers a perfect blend of functionality and style. The interior features engineered oak flooring on the ground floor. The house benefits from renewed double glazing and a central heating system, both upgraded in 2023. The family-friendly design includes a feature open fire with an ornate surround, offering a cosy focal point. Planning permission has been granted for a utility room, catering to practical needs.

Outside, the property extends its allure with an impressive rear garden that will captivate nature enthusiasts. A hard standing/block paved area leads to outbuildings including a garage with power, a timber shed, and a spacious garden cabin perfect for work or leisure. The meticulously designed garden features various seating areas, raised beds for growing vegetables, and an array of well-established plants and trees. A gravel driveway provides ample parking space, accommodating multiple vehicles or even a caravan, while maintaining a welcoming kerb appeal.
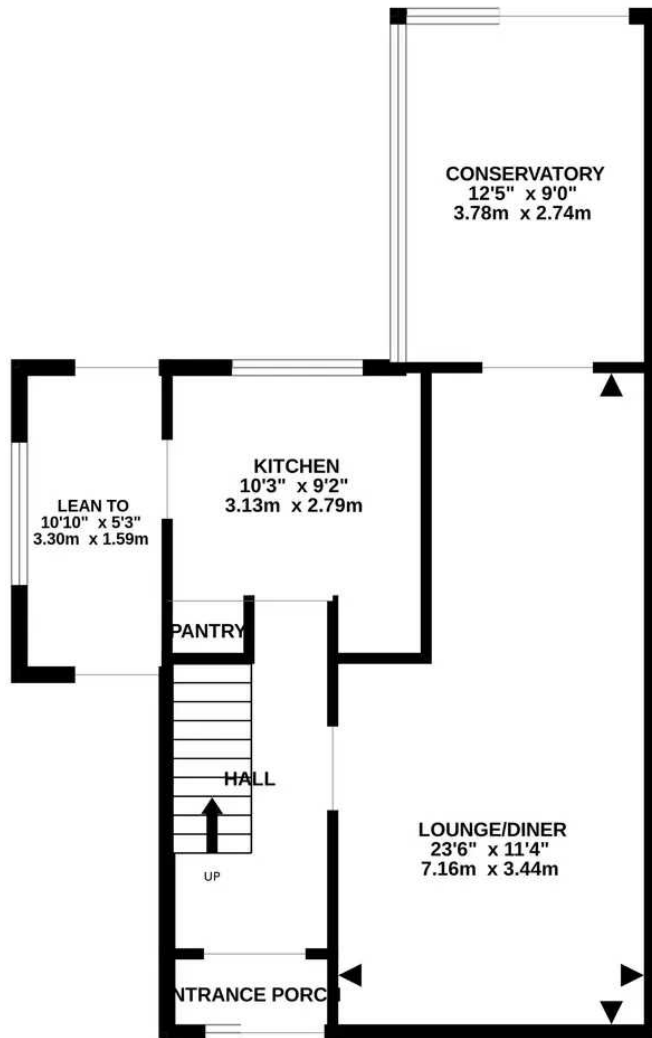
Council Tax band: C

Tenure: Freehold

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.

CONSERVATORY
12'5" x 9'0"
3.78m x 2.74m

KITCHEN
10'3" x 9'2"
3.13m x 2.79m

LEAN TO
10'10" x 5'3"
3.30m x 1.59m

PANTRY

HALL

UP

LOUNGE/DINER
23'6" x 11'4"
7.16m x 3.44m

ENTRANCE PORCH

BATHROOM
6'8" x 5'10"
2.03m x 1.77m

DOWN

LANDING

BEDROOM ONE
11'10" x 10'6"
3.61m x 3.20m

ARDROBE

BEDROOM THREE
9'1" x 6'8"
2.76m x 2.03m

BEDROOM TWO
11'8" x 10'6"
3.55m x 3.20m
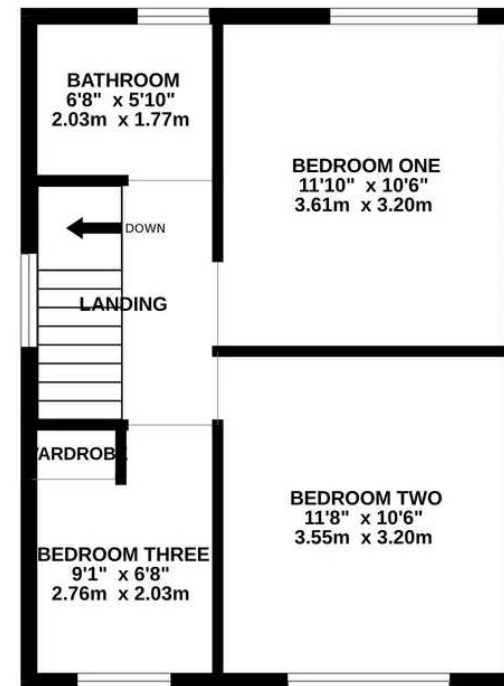
TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.

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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