



9 Nicholas Road, Langley
£479,950



ANTHONY JAMES
PROPERTIES



9 Nicholas Road

Langley, Southampton

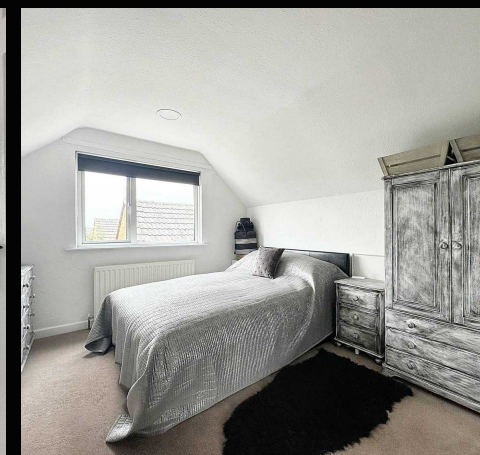
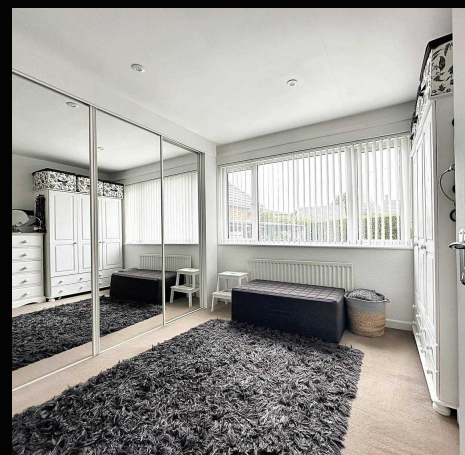
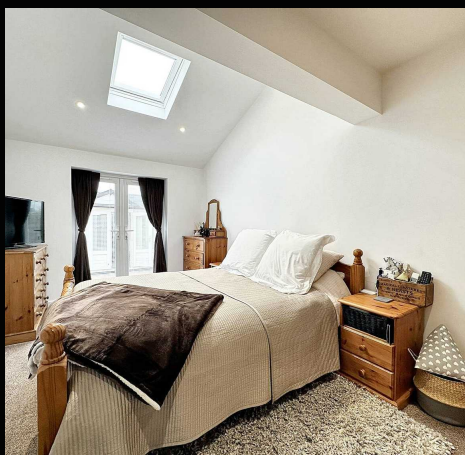
The property has been fully refurbished to a high standard. The accommodation comprises four double bedrooms, two bathrooms, and a laundry room, ensuring ample space for a growing family or those in need of a home office. The property benefits from gas-fired central heating and double glazing throughout, as well as an enticing array of features such as a wood-burning stove with a stone hearth, creating a cosy and inviting atmosphere. The outbuildings, including a gym and summer house.

The low-maintenance rear garden features pedestrian access to the right and double-gated vehicular access to the left, providing convenience and practicality. A block-paved rear garden with pops of colour from well-placed pot plants offers a delightful setting for social gatherings, while a high-level hedgerow at the rear ensures privacy. The garage, located at the back left of the property, comes equipped with a manual up-and-over door, power. The stone chipping driveway provides ample parking space for multiple cars, with additional gated space suitable for a caravan or motorhome.



Council Tax band: TDB

Tenure: Freehold



1 Southward House
Dibden Purlieu SO45 4PT

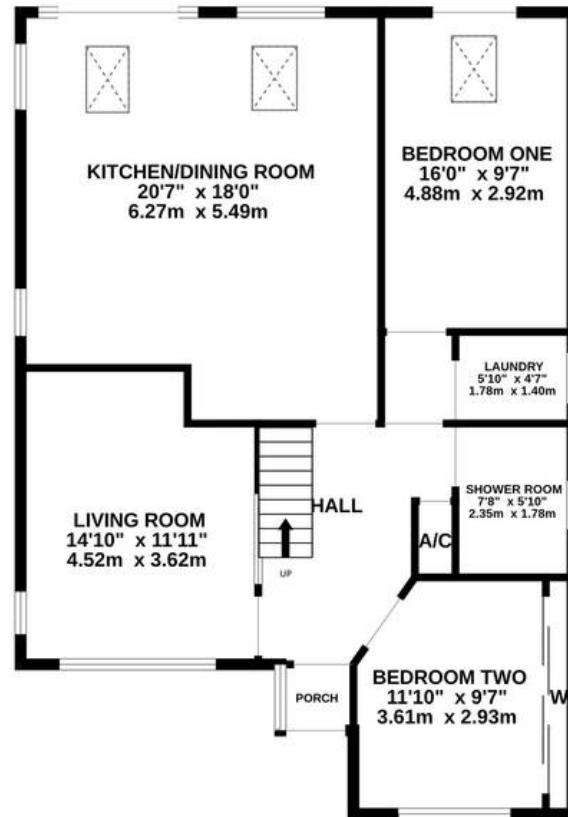
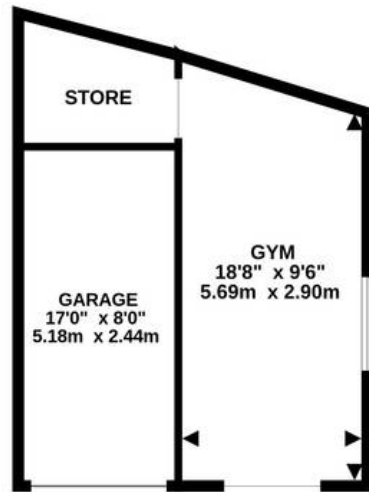


T: 02380 844405

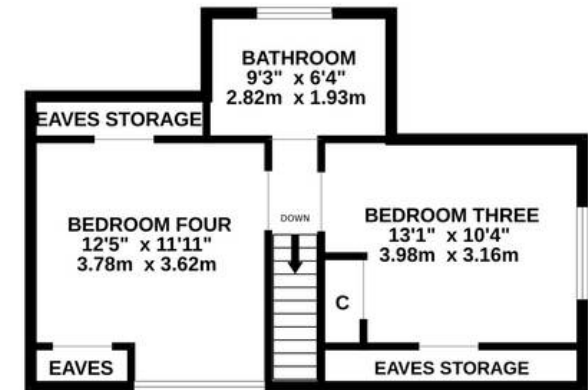
info@anthonyjamesproperties.co.uk



GROUND FLOOR
1365 sq.ft. (126.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1785 sq.ft. (165.8 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.