

FOR SALE



Lancaster Road, Southampton

2 Bedrooms, 2 Bathroom, Semi-Detached House

Asking Price Of £335,000



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- Open plan interior
- Extended with Lantern roof feature
- Wood burner
- Downstairs shower room
- Modern kitchen with appliances



Martin and Co are pleased to offer to market this well presented two bedroom, extended semi detached home in popular Maybush. Lovely open plan interior design with landscaped garden.

DRIVEWAY For two cars

ENTRANCE Hall leading to stairs to first floor and sitting room. The hall has a handy storage cupboard for coats etc. With laminate floor and neutral décor the space is light and welcoming.

SITTING ROOM 4.32m x 3.77m. Neutral décor, with laminate floor. A Defra approved woodburner is the focal point of the room with bay window to front aspect. Whilst this ground floor is open plan, there are vertical blinds fitted for when a cosier space is desired.

BREAKFAST AREA 3.91m x 2.93m. A lovely space to enjoy a morning coffee with plenty of room for table and chairs.

KITCHEN. 4.29m x 2.57m. Modern wall and base units, to include integrated double oven, Bosch dishwasher and Beko under counter fridge. Black composite sink and drainer.

DINING AREA 4.21m x 2.87m. In this extended area there is a feature roof lantern and wall to ceiling window to frame the landscaped garden. There is also a side door to access the garden and utility room.

DOWNSTAIRS SHOWER ROOM. 3.02m x 0.85m. Modern tiles with low level WC, hand basin and Thermostatic shower housed in a modern frame and glazed door. With Electric heater.

STAIRS AND LANDING Neutral décor with carpet. Window at the top of the stairs allows plenty of light into



this space.

BEDROOM 1 3.22m x 0.45m Double room neutral décor and carpets, rear aspect window.

BEDROOM 2 4.02m x 3.18m Neutral décor and with painted floorboards, window to front aspect.

BATHROOM 3.35m x 1.79m. Good sized bathroom comprising white suite to include panelled bath bidet, low level WC, hand basin and heated towel rail. Electric heater.

OUTSIDE Landscaped with different levels and zoned using mature shrubs and trees. Two water features make it a peaceful place to relax and unwind.

Pathway to the utility rm with space for fridge/freezer w/m and t/d and general storage area - was previously the garage.

OTHER INFORMATION.

Telephone points: Yes

Sky Point No

Terrestrial TV aerial Yes

Smoke alarms Yes

Security Alarm No

Gas central heating with some electric heaters.

Broadband - subject to connection – currently virgin

LOCAL AUTHORITY INFORMATION

Southampton city Council Tax Band C

Energy Performance Certificate ordered.



Tenure - Freehold



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