



Southbourne Avenue

Holbury, Southampton

Asking Price Of £275,000



- MODERN THREE BEDROOM HOUSE
- KITCHEN / DINER
- LARGE LOUNGE
- BATHROOM

EPC Rating

D



Property Description

ENTRANCE HALL

There is a brand new UPVC front door and the entrance hall has a radiator and there is also a useful storage cupboard.

KITCHEN/DINER 10' 9" x 10' 1" (3.28m x 3.07m)

The modern kitchen has a range of base and wall units providing plenty of cupboard space. There is a stainless steel sink and drainer with chrome mixer tap, space for a dishwasher and washing machine and space for a cooker and a fridge freezer. This spacious kitchen has room for a dining table. There is a front aspect double glazed window, and an oak door leading to the entrance hall.

LOUNGE/DINER 16' 3" x 11' 0" (4.95m x 3.35m)

A bright and spacious good sized lounge with radiators and French double UPVC doors leading to enclosed rear garden.

The room has wooden laminate flooring and there is an oak door leading to the entrance hall. This is a lovely light and bright room with ample space for sofas and living room furniture.



MASTER BEDROOM 13' 0" x 8' 11" (3.96m x 2.72m)
The master bedroom is a good sized double bedroom and has a new carpet. There is a rear aspect double glazed UPVC window overlooking the rear garden and the room has an oak door and a radiator.

BEDROOM TWO 10' 0" x 8' 6" (3.05m x 2.59m)
This bedroom has a front aspect double glazed UPVC window, a new carpet and a radiator. There is a storage cupboard which houses the Worcester boiler which is just 5 years old, and there is an oak door leading to the landing.

BEDROOM THREE 8' 10" x 6' 11" (2.69m x 2.11m)
Bedroom 3 has a rear aspect double glazed UPVC window overlooking the rear garden. This room has also been fitted with a new carpet and there is a radiator, and an oak door leading to the landing.

FAMILY BATHROOM 5' 7" x 5' 5" (1.7m x 1.65m)
This modern family bathroom has a front aspect double glazed UPVC window allowing natural light into the room. There is a three piece white bathroom suite and a new Mira sport shower, with glass shower screen over the bath. There is a heated towel rail, attractive modern white metro wall tiling and new vinyl flooring.

OUTSIDE REAR GARDEN

The enclosed rear garden has a large patio area and the rest of the garden is laid to lawn. To the rear of the garden there is a useful shed and there is fencing to the back and both sides providing privacy.

OUTSIDE FRONT GARDEN

The enclosed front garden has a low level fence and gate and is mainly shingled. Planning permission is currently being obtained for a drop curb for front off road parking. There is also a useful outside tap, and there are flower borders lining the pathway to the front door.

ADDITIONAL INFORMATION

This is a lovely house and would make an ideal home for a young family. It is in excellent decorative order and has been finished to a very high standard. It has quality new carpets and flooring, and stylish wooden internal doors. The property benefits from UPVC double glazing and gas central heating throughout.

The property is set in a popular area of Holbury and is within walking distance of schools, shops and amenities. There are good transport links to Hythe, Southampton & beyond, and the new Forest National Park, and the local beaches of Lepe and Calshot are just a short drive away making this an ideal place to





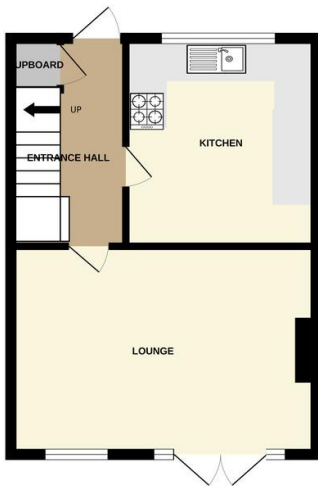
call home.

The NFDC council tax is B and the EPC rating is D ,
No forward chain.



GROUND FLOOR

1ST FLOOR



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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