



**Caerleon Avenue, Southampton SO19 5JX**

**welcome to**

## **Caerleon Avenue, Southampton**

\* FOUR BEDROOM SEMI-DETACHED HOUSE \* GENEROUS REAR GARDEN \* DRIVEWAY WITH PARKING FOR 3/4 CARS \* SPACIOUS RECEPTION ROOMS \* MODERN KITCHEN \* DOWNSTAIRS W/C \* GREAT FAMILY HOME \*

### **Entrance Hall**

Parquet flooring, radiator, access to;

### **Lounge**

Parquet flooring, double glazed patio doors and windows to the rear aspect, double glazed window to the side aspect, radiator, access to first floor, feature electric fireplace.

### **Dining Room**

Laminate flooring, access to utility, double glazed window to the front aspect, radiator.

### **Cloakroom**

Tiled, double glazed window to the rear aspect, w/c, basin, open cupboard with plumbing.

### **Kitchen**

Installed 7 years ago, wood-effect tiles, wall and base cupboard units, range cooker, extractor, large drawers, worktops, one and half bowl sink and drainer with mixer tap, space for appliances, double glazed windows to the front and side aspect, double glazed single glazed door to the rear aspect, radiator.

### **Utility Room**

Tiled, double glazed patio door to the rear aspect, access to cloakroom, double glazed window to the side aspect.

### **Landing**

Carpet, access to all main rooms.

### **Bedroom One**

Carpet, two open cupboards, double glazed window to the front aspect, radiator.

### **Bedroom Two**

Double glazed window to the front aspect, open cupboard, carpet, radiator.

### **Bedroom Three**

Double glazed window to the rear aspect, carpet, radiator.

### **Bedroom Four**

Double glazed window to the rear aspect, carpet, radiator, open cupboard.

### **Bathroom**

Shower cubicle plumbed with rain and hand shower heads, freestanding bath, tiled, double glazed window to the rear aspect, w/c, basin, heated towel rail, tiled walls.

### **Rear Garden**

Large North facing garden, central lawn levelled slightly, slab patio, room to extend.





**Fox & Sons are delighted to welcome to the market this spacious four bedroom semi-detached home, ideally positioned within a quiet cul-de-sac and close to excellent local amenities, respected schools, and convenient M27 access.**

**Upon entering, you are welcomed by a generous ground floor layout. The entrance hallway includes a useful downstairs W/C, leading through to a bright and airy lounge. A separate dining room offers an ideal space for entertaining or everyday meals, while the modern, well-equipped kitchen provides ample storage and worktop space.**

**Upstairs, the property continues to impress with four well-proportioned bedrooms and a contemporary family bathroom.**

**One of the standout features of this home is the very generous rear garden, providing an excellent outdoor space. The plot size also presents fantastic potential to extend the property (subject to planning permission).**

**To the front, a private driveway accommodates parking for 3–4 cars.**



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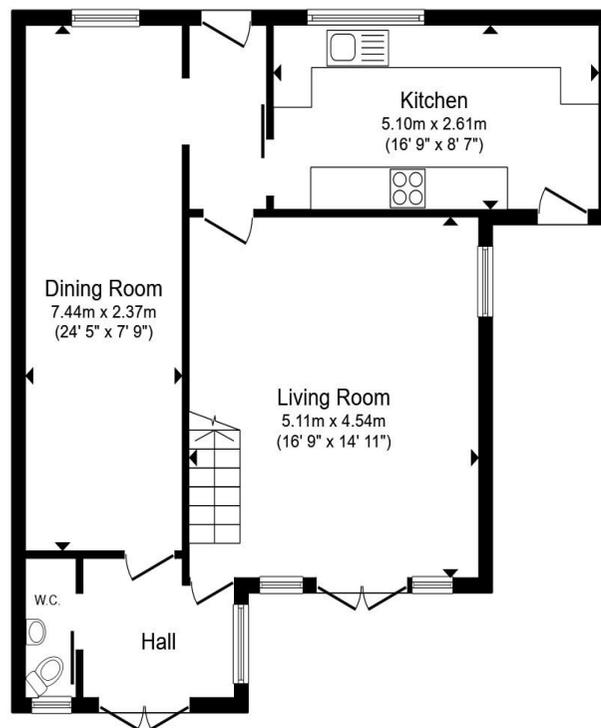
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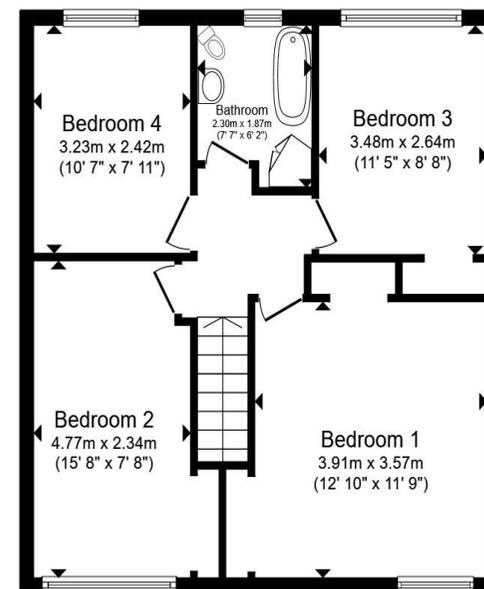
- Semi-Detached House
- Four Bedrooms
- Generous Rear Garden
- Driveway for 3/4 Cars
- Lounge & Dining Room

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£325,000**



**Ground Floor**



**First Floor**

Total floor area 121.5 m<sup>2</sup> (1,308 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
BIT113047 - 0002

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