



CHARLES CARR

ESTATE AGENTS & VALUERS





Offers In Excess Of £250,000

Cardinal Place,
SO16 4HR

EPC Rating '89'

Full Description

****GUIDE PRICE FROM £265,000 - £275,000**** - Located in the heart of Maybush in the modern development of Cardinal Place, Charles Carr are pleased to present with no forward chain this immaculate three-bedroom end of terrace house. With the remainder of its NHBC guarantee intact, this property benefits from off-road driveway parking to the front, side access to the rear and a front garden. To the rear the garden is generously proportioned in our opinion and dog legs to the left-hand side, there is also a paved patio area and a storage shed. Internally on the ground floor the property boasts a light and airy feel throughout, a modern kitchen/diner, a handy downstairs WC, two storage cupboards and the spacious living area with direct access to the rear garden. On the first floor there are three bedrooms with a modern en-suite shower room to the master, another handy storage cupboard, the modern family bathroom and access to the loft space. This property is presented to a high neutral standard throughout and is ready to move into. For any additional information or to secure a viewing appointment for the open house, please contact us as soon as possible.



Approach

As you approach the property, you are greeted by an allocated parking space in front of the garden. There is also a footpath to the double-glazed front door. The property also offers gated side access to the left-hand side.

Entrance Hall

The entrance hall boasts a skimmed ceiling, wood effect laminate floor, doorway access into the downstairs toilet, a storage cupboard, stairs leading to the first floor and access to the kitchen and the lounge. There is also a radiator.

Kitchen/Diner

12' 1" x 7' 5" (3.68m x 2.26m)

The kitchen holds an array of modern style eye and base level units with complimentary work surfaces and an integrated sink with a drainer unit. There is also a fitted gas hob and over with an extractor fan above. There is also space for a fridge/freezer,

Lounge

15' 0" x 14' 5" (4.57m x 4.39m)

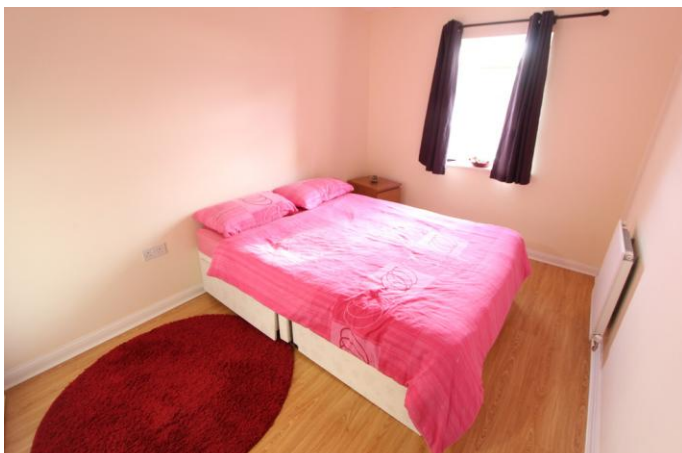
The lounge boasts double glazed french doors to the rear aspect that open out into the garden with two windows either side. There is also doorway access into the storage cupboard under the stairs along with a wall mounted radiator and wood effect laminate

Rear Garden

The garden is predominantly laid to lawn with a paved patio area and pathway that leads down the left hand side of the property which leads to a storage shed in the bottom left hand corner. The garden is also wood fence enclosed and has the potential for

Downstairs W/C

5' 0" x 3' 0" (1.52m x 0.91m)



First Floor Landing

The landing gives access to the loft, all three bedrooms, the family bathroom and the airing cupboard. It is laid with wood laminate flooring and has a skimmed ceiling.

Master Bedroom

13' 7" x 8' 5" (4.14m x 2.56m)

The master bedroom has a double glazed garden view window to the rear aspect with wood effect laminate flooring, a wall mounted radiator and doorway access into the en-suite/shower room

En-suite

8' 4" x 4' 3" (2.54m x 1.29m)

The en-suite has a skimmed ceiling with an extractor fan. This room boasts a single shower with tiling within, a low level W/C, a pedestal wash hand basin with tiled splash-backs, a radiator and a shaving point.

Bedroom Two

10' 1" x 8' 4" (3.07m x 2.54m)

This room boasts a wall mounted radiator, wood effect laminate flooring and a double glazed window to the front aspect.

Bedroom Three

8' 9" x 6' 2" (2.66m x 1.88m)

This room includes a double glazed garden view window to the rear along with a wall mounted radiator, a skimmed ceiling and wood effect laminate flooring.

Family Bathroom

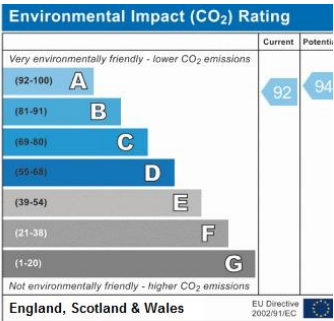
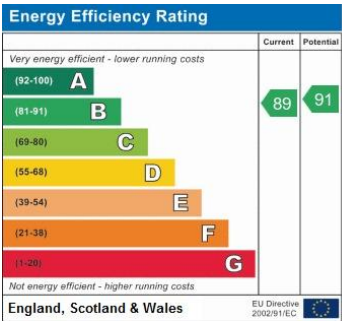
6' 2" x 7' 4" (1.88m x 2.23m)

The family bathroom consists of a skimmed ceiling with an extractor fan, an obscured double glazed window to the front aspect and the three piece suite. This comprises of a low level W/C, with a shower.

Tenure: Freehold

Council Tax Band

Local Authority:



West End Road

5 West End Road
Bitterne
Southampton
Hampshire
SO18 6TE

Contact Us

www.charlescarrproperty.co.uk
sales@charlescarrproperty.co.uk
0238 043 9121

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements