



CHARLES CARR

ESTATE AGENTS & VALUERS





Asking Price Of £200,000

Priory Road,
St. Denys,
Southampton,
Hampshire
SO17 2LS

EPC Rating '44'

ENTRANCE HALL

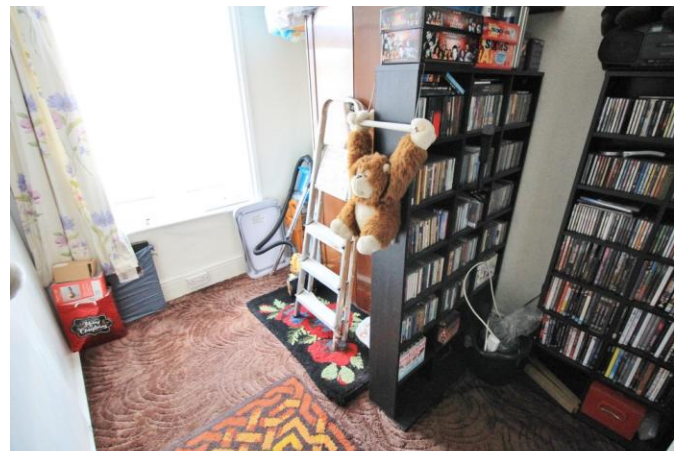
Set to the side the front door leads to the entrance hall, this area provides access to the lounge and the dining room and has the benefit of stairs to the first floor.

LOUNGE

13' 10" x 14' 2" (4.22m x 4.32m) Into Bay
The lounge is set to the front of the property and has the benefit of high ceilings and a bay window. There is also an under stairs storage cupboard and feature fireplace with surround.

DINING ROOM

11' 9" x 11' 4" (3.58m x 3.45m) Min
The dining room has access to the kitchen and sun room, there is a feature fireplace with storage cupboard to the side, set with a double glazed window to the side aspect.





KITCHEN

10' 9" x 7' 6" (3.28m x 2.29m)

Refitted with a range of eye and base level units with complimentary work surfaces over. Offering an inset sink with drainer unit and a variety of white goods which can be negotiable in the sale. Set with tiling to principal areas, dual aspect double glazed windows to side and rear as well as a door to the rear garden.

SUN ROOM

10' 4" x 5' 0" (3.15m x 1.52m)

Set with pitched polycarbonate roof and dual aspect double glazed window to the side and rear aspects. There are splendid views from this room and is an ideal seating area.

THE LANDING

Stairs lead to the landing, providing access to all upstairs rooms and there is a loft hatch.

MASTER BEDROOM

14' 2" x 9' 9" (4.32m x 2.97m) Excl. Depth Wardrobes
Set with a bay window to the front aspect and a variety of bedroom furniture to include; two double door storage cupboards with hanging and shelving and a full length sliding door wardrobe combination. There is also an over stairs storage cupboard.

SHOWER ROOM

6' 1" x 4' 10" (1.85m x 1.47m)

Set with a double glazed obscure window to the side elevation and set with a corner shower unit, pedestal wash basin and low level W/C. Offering tiling to principle areas and carpeted floor.

BEDROOM TWO

12' 6" x 8' 9" (3.81m x 2.67m)

Bedroom two is a double room and has fantastic views to the rear.

BEDROOM THREE

10' 7" x 7' 2" (3.23m x 2.18m)

Bedroom three is a single room and has access from the third bedroom. There is a double glazed window to the rear aspect.

OUTSIDE

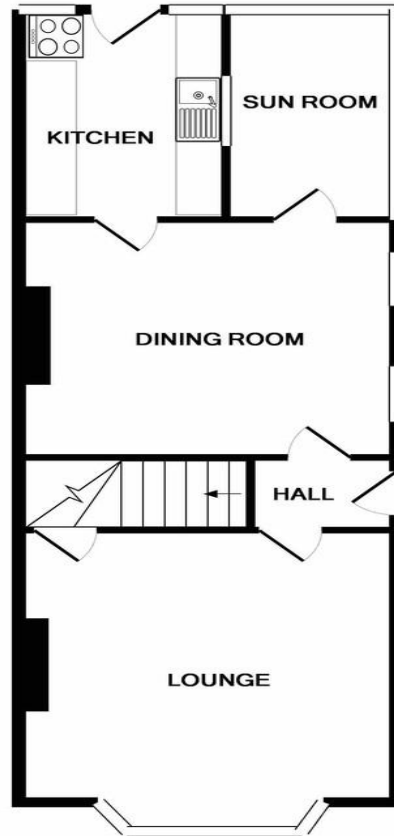
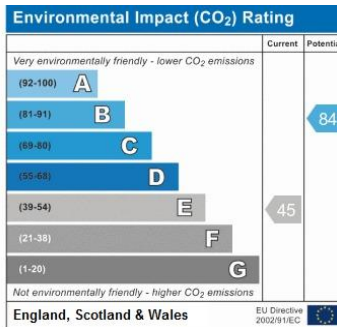
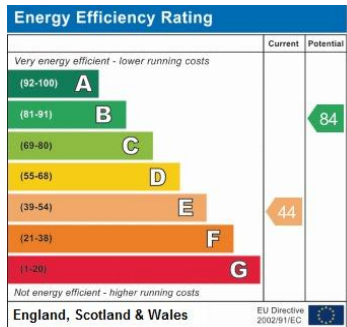
To the front of the property is one allocated parking space, there is a pedestrian footpath to the right hand side, this leads to the entrance and provides access to the rear garden. This pathway also provides access to the bungalow to the rear and is permanent right of way. The rear garden is enclosed by wood panel fencing, dwarf brick wall and hedge row. The garden is low maintenance and is generally decorated with crazy paving and raised beds. There are steps leading down from the kitchen door and a small outbuilding of brick construction with corrugated metal roof. There is an access gate to the property on the left hand side of the semi detached houses and there is a right of way for the neighbour to access their garden.



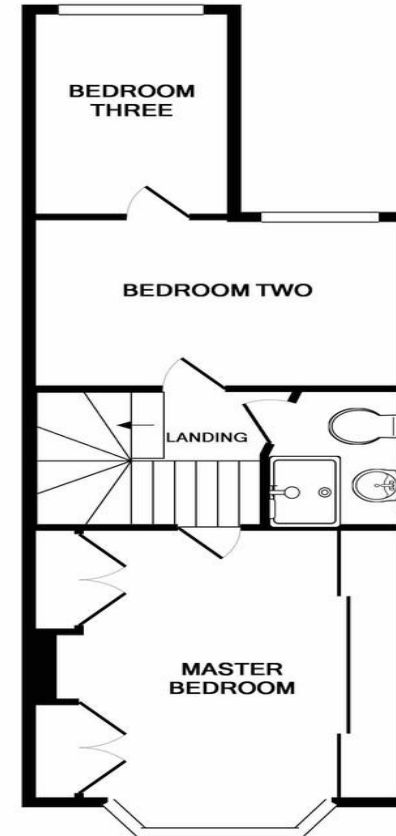
Tenure: Freehold

Council Tax Band: 'TBC'

Local Authority: Southampton City Council



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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