



CHARLES CARR

ESTATE AGENTS & VALUERS





Asking Price Of £285,000

Macnaghten Road,
SO18 1GL

EPC Rating '66'

APPROACH

The front of the property is enclosed by dwarf brick wall and hedge row, there is a pedestrian side gate and path to the front door.

ENTRANCE HALL

The entrance hall provides access to the key downstairs rooms and has stairs to the first floor with storage under.

LOUNGE

11' 8" x 11' 9" (3.56m x 3.58m) Exc Depth of Bay
The lounge is set to the front of the property and has a double glazed bay window to the front aspect. The lounge also benefits from a feature fireplace and wall mounted radiator.





DINING ROOM

12' 4" x 9' 9" (3.76m x 2.97m)

Set with skimmed ceiling with a double glazed window to the rear aspect, there is a carpeted floor and wall mounted radiator.

KITCHEN

10' 4" x 9' 6" (3.15m x 2.9m)

Set with a skimmed ceiling with recessed spotlights, with double glazed window to side aspect. The kitchen benefits from a range of eye and base level units with complimentary work surfaces over. There is an inset sink with drainer unit and an oven/ hob with extractor over. There is space for a freestanding fridge/ Freezer and dishwasher under. The kitchen is set with complimentary tiled splash backs.

UTILITY ROOM/ W/C

Set to the rear of the kitchen is the utility area, there is space and plumbing for a washing machine with a worktop providing usable space. A door provides access to the rear garden and there is a separate downstairs W/C, ideal for family living.

LANDING

The landing benefits from a loft hatch and provides access to the three bedrooms.

MASTER BEDROOM

12' 8" x 12' 1" (3.86m x 3.68m) Exc Depth Wardrobes
Set to the front of the property with a double glazed window to the front elevation. Set with full length double door wardrobes providing hanging and shelving. There is also a feature fireplace (not inspected).

BEDROOM TWO

10' 1" x 9' 6" (3.07m x 2.9m) Max.

Bedroom two is set to the rear of the property and has fantastic garden views. There is a skimmed ceiling and wall mounted radiator. A door provides access to the En- Suite.

ENSUITE

Set with a corner shower unit, low level w/c and wash basin with tiling to principal areas.

FAMILY BATHROOM

9' 5" x 4' 6" (2.87m x 1.37m)

Set with a skimmed ceiling and double glazed window to side elevation. There is a three piece suit to include a panel enclosed bath with shower and retractable screen, wash basin and low level W/C with tiling to principal areas.

BEDROOM THREE

9' 8" x 7' 5" (2.95m x 2.26m)

Set with a skimmed ceiling, double glazed window to rear aspect and a wall mounted radiator. Bedroom three is a well-proportioned single room.

OUTSIDE

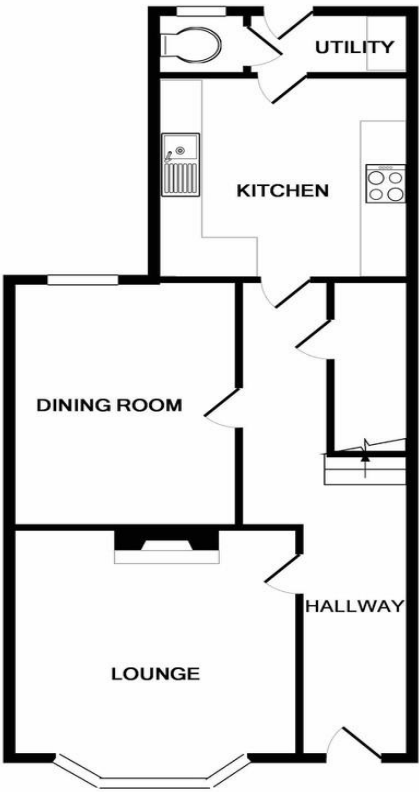
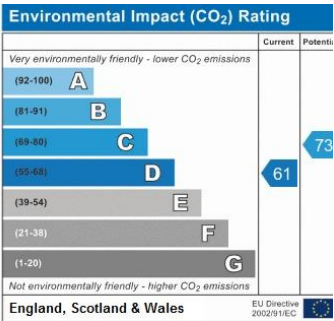
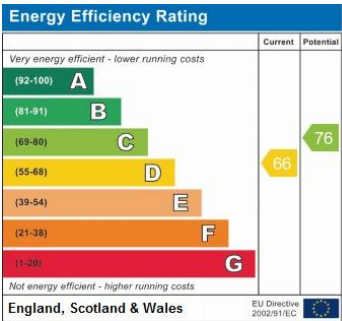
The rear garden is enclosed by wood panel fencing and is mainly laid to lawn with a variety of flower and shrub borders. Stretching in excess of 80ft and with a patio from the back door and side path.



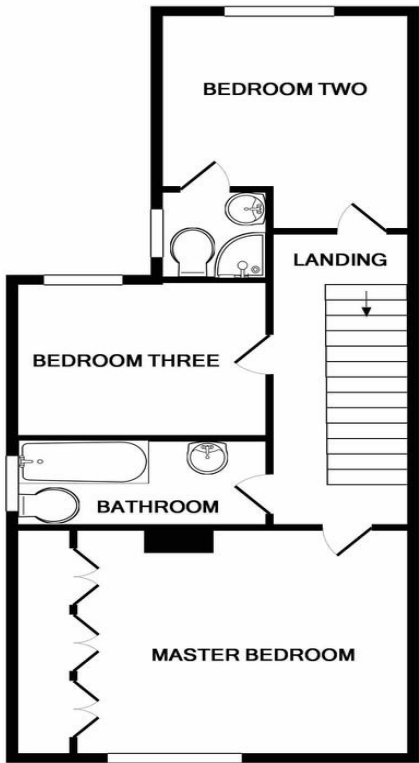
Tenure: Freehold

Council Tax Band

Local Authority:



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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