



CHARLES CARR

ESTATE AGENTS & VALUERS





Guide Price £330,000

Weston Lane,
SO19 9HL

EPC Rating '54'

****GUIDE PRICE FROM £330,000**** Located opposite Mayfield Park is this immaculate, character semi-detached family home boasting versatile living accommodation and no forward chain. Further benefits include off-road driveway parking for multiple vehicles, a composite front door, a recently landscaped rear garden with lawn and resin-bound patio areas, the large 23+ft multi-purpose conservatory, a utility room, the redecorated modern kitchen with new work surfaces, redecorated dining room with clever built-in storage, a refitted downstairs WC, redecorated lounge with bay window and log burning fireplace, three well-proportioned bedrooms on the first floor and a three piece family bathroom.



APPROACH -

Dropped kerb, block paved driveway, gated side access, composite front door leading into entrance hall.

ENTRANCE HALL -

Mosaic floor tiles, carpeted stairs leading to first floor, doorway access into the downstairs WC, lounge and dining room.



DOWNSTAIRS WC -

Refitted suite and mosaic tiled floor.

LOUNGE -

14' 6" x 12' 2" (4.42m x 3.71m) Into bay

Double glazed bay window to front aspect, feature coving, wood burner, fitted shelving, radiator, carpeted floor.

DINING ROOM -

10' 11" x 12' 2" (3.33m x 3.71m)

Double glazed window to size aspect, ceiling coving, cleverly designed fitted storage cupboards with bar/desk area, radiator, wood flooring, space for dining table, doorway into kitchen.

KITCHEN -

10' 4" x 10' 5" (3.15m x 3.18m)

Double glazed window to side aspect, fitted kitchen storage cupboards, refitted work-surfaces with tiled splash backs behind, fitted extractor hood, negotiable appliances, tiled floor, double glazed french doors leading into the conservatory.

CONSERVATORY -

23' 8" x 12' 0" (7.21m x 3.66m)

Double glazed door to size aspect, double glazed french doors to rear aspect, wood flooring, two radiators, doorway into utility room.

UTILITY ROOM -

4' 9" x 4' 7" (1.45m x 1.4m)

Power sockets and plumbing facilities for dishwasher/ washing machine and additional white appliances, wood flooring.



FIRST FLOOR LANDING -

Split level landing, access into loft space (partially boarded) doorway access into all rooms, carpeted floor.

BEDROOM ONE -

14' 6" x 12' 2" (4.42m x 3.71m) Into bay

Double glazed bay window, feature ceiling coving, radiator, carpeted floor.

BEDROOM TWO -

10' 5" x 12' 2" (3.18m x 3.71m)

Ceiling coving, double glazed garden view window, built in cupboard, radiator, carpeted floor.

BEDROOM THREE -

9' 2" x 8' 9" (2.79m x 2.67m)

Double glazed window to side aspect, ceiling coving, radiator, carpeted floor.

FAMILY BATHROOM -

9' 2" x 5' 7" (2.79m x 1.7m) MAX

Obscure double glazed window to size aspect, partially tiled walls, bath with mixer tap, shower attachment and shower screen, pedestal wash hand basin, low level push button WC, heated towel rail, fitted shelving, tiled floor.

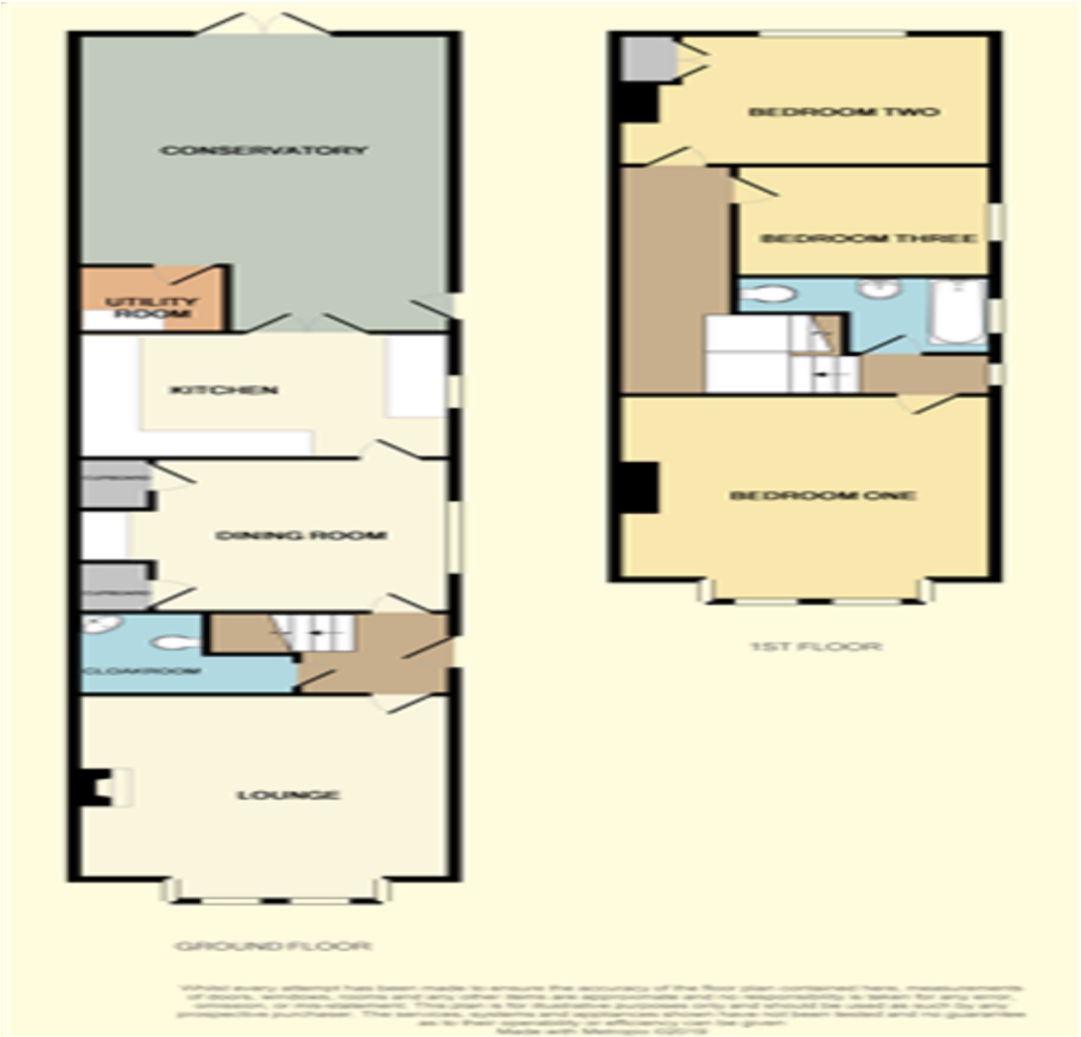
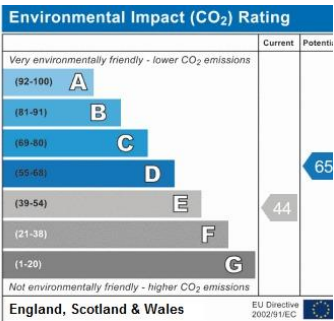
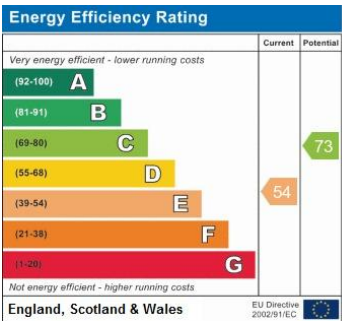
REAR GARDEN -

Laid to a mixture of resin-bound patio areas and pathways with a central lawned area, garden shed, exterior lighting, outside tap.

Tenure: Freehold

Council Tax Band C

Local Authority: Southampton City Council



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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