



CHARLES CARR

ESTATE AGENTS & VALUERS





Asking Price Of £280,000

Kingsfold Avenue,
SO18 2PY

EPC Rating '62'

APPROACH

The front of the property is accessed via dropped curb. The blocked paved driveway stretches to the rear of the property and provides some undercroft parking and access to the garage. The front garden is mainly laid to lawn and has some landscaped features. Access is granted to the property via the entrance porch.

ENTRANCE PORCH

The entrance porch has a UPVC door and is set with dual aspect double glazed windows, set with a dwarf brick wall. Providing an ideal cloak and storage area.

ENTRANCE HALL

The entrance hall has a double-glazed window to the front aspect and is set with wooden flooring. Stairs lead to the first floor and there is storage under. Other benefits include a wall mounted radiator and a glass panelled door to the main living accommodation.





LIVING ROOM

23' 67" x 11' 32" (8.71m x 4.17m) & 10'83" X 16'84 L- Shaped Room

The main living area of the house has been opened to create a bright and airy room. The lounge is set to the front of the property and has a double-glazed window to the front aspect. There is a feature electric fireplace, creating a real focal point.

The dining area stretches the width of the house and creates a sociable space. The main room of the house has recently benefitted from a new carpet. There is a double glazed window to the side aspect, a number of wall mounted radiators, sliding doors leading to the conservatory and a door through to the kitchen.

KITCHEN

9' 63" x 8' 08" (4.34m x 2.64m)

The kitchen is set with a range of eye and base level units with complimentary work surfaces over. The kitchen benefits from an integrated sink with drainer unit, oven and hob with extractor over. Additional enhancements include an integrated microwave oven, space for a freestanding fridge freezer, as well as space and plumbing for a washing machine under. The kitchen is set with a wall mounted boiler and has complimentary tiled splash backs. There is a double-glazed window and door to the rear.

CONSERVATORY

10' 85" x 7' 93" (5.21m x 4.5m)

The conservatory is set with a pitched poly- carbonate roof and has views of the garden. Set with double glazed windows and a door for garden access.



FIRST FLOOR

To the first floor the property benefits from three double bedrooms. The master is set to the front of the house and bedroom two is a similar size and set to the rear. Bedroom three is set in the extended part of the house and has the benefit of an En- Suite shower room. The shower room is set with a low-level W/C, pedestal wash basin and corner shower unit. There is also an obscure window to the rear aspect and the room is set with complimentary tiled splash backs.

Bedroom four is a single room and is set to the front of the house, this would make an ideal study or nursery, there is also an over stairs storage cupboard. The family bathroom has been refitted and has a low-level W/C and wash basin which have been set in a vanity unit. There is also a panel enclosed bath with shower and screen over. The bathroom has been set with white tiling to principal areas.

The house also benefits from a loft room and this has a double-glazed window to the side aspect. The room has been set with wood panelling and a wood floor, there is also a variety of built in shelving. An access hatch leads to the remainder of the loft which is ideal for additional storage.

OUTSIDE

To the rear of the property there is a patio area, and this edges a garden which has been mainly laid to lawn. Behind the garage is a vegetable patch. The garden is set with hedge row and flower and shrub borders. The garage is a single garage with up and over door and side pedestrian door, there is also power and lighting.

MASTER BEDROOM

12' 16" x 10' 47" (4.06m x 4.24m)

BEDROOM TWO

11' 54" x 11' 26" (4.72m x 4.01m)

BEDROOM THREE

11' 65" x 8' 04" (5m x 2.54m)

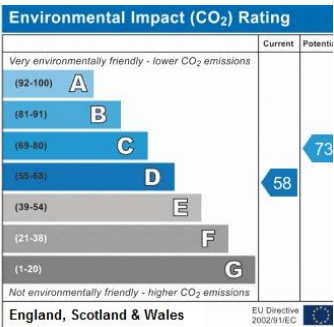
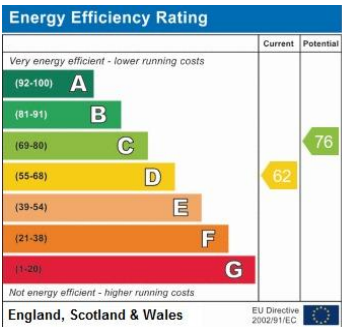
BEDROOM FOUR

7' 84" x 7' 66" (4.27m x 3.81m)

Tenure: Freehold

Council Tax Band

Local Authority:



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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