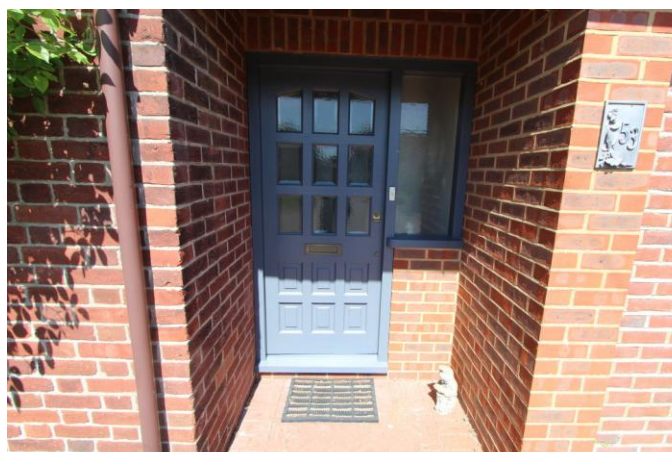




CHARLES CARR

ESTATE AGENTS & VALUERS





Guide Price £290,000

North East Road,
SO19 8AB

EPC Rating '68'

*****GUIDE PRICE FROM £290,000 - £300,000** -**

****NO FORWARD CHAIN**** - Charles Carr are delighted to present this stunning extended character family home, boasting versatile accommodation and a large driveway for multiple vehicles. Other features include three double bedrooms inclusive of one on the ground floor with adjoining en-suite, a separate lounge, an open-plan modern kitchen/diner with fitted appliances, a utility room, downstairs WC and a modern four piece upstairs bathroom. Located in the heart of Sholing, this property must be viewed to fully appreciate what it has to offer.

APPROACH -

Dropped kerb and large block paved driveway capable of housing multiple vehicles, perfect for anyone needing off-road parking for larger vehicles such as caravans, motor-homes, boats etc. There is a front garden laid to lawn, storm porch leading to feature front door.

ENTRANCE HALL -

Provides doorway access into the ground floor bedroom, a storage cupboard, the lounge and the dining room, plus stairs leading to the first floor.





GROUND FLOOR BEDROOM -

13' 8" x 9' 1" (4.17m x 2.77m)

Double glazed window, ceiling coving, radiator, wall mounted lights, carpeted floor, doorway access into en-suite shower room.

EN-SUITE SHOWER ROOM -

Double glazed window, double shower with internal tiling, pedestal wash hand basin with tiled splash back, low level push button WC, radiator, tile style flooring.

LOUNGE -

11' 9" x 10' 9" (3.58m x 3.28m)

Double glazed window, ceiling coving, feature brick fireplace, radiator, carpeted floor.

DINING AREA -

11' 9" x 10' 4" (3.58m x 3.15m)

Open plan to kitchen, access to storage cupboard under the stairs, window, radiator, carpeted floor.

KITCHEN -

12' 4" x 10' 9" (3.76m x 3.28m)

Double glazed window, double glazed door leading to rear garden, doorway into utility room, space for American style fridge freezer, range of kitchen storage cupboards, integrated oven, hob, microwave, dishwasher and sink. Central island with additional storage, radiator, tiled floor.



UTILITY ROOM -

Double glazed window, wall mounted boiler, space for chosen utilities, doorway into downstairs WC.

DOWNSTAIRS WC -

Double glazed window, low level push button WC, pedestal wash hand basin with tiled splash back, radiator, wood flooring.

FIRST FLOOR LANDING -

Access to loft space, carpeted floor, access into all upstairs rooms and a storage/airing cupboard.

BEDROOM ONE -

14' 8" x 12' 4" (4.47m x 3.76m)

Double glazed window, radiator, carpeted floor.

BEDROOM TWO -

12' 10" x 10' 9" (3.91m x 3.28m)

Double glazed window, radiator, built-in wardrobe/cupboard, carpeted floor.

FOUR PIECE BATHROOM -

Circa 4 years old - Two double glazed windows, partially tiled walls, power shower, bath with mixer tap, pedestal wash hand basin, low level push button WC, heated towel rail, wood flooring.

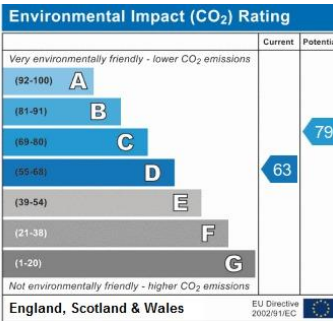
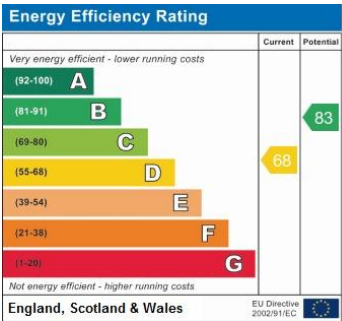
REAR GARDEN -

Mainly laid to lawn with areas for planting, paved patio area, hard standing and further paved area to the rear with gated access, block paved pathway, wooden pitched roof storage shed.

Tenure: Freehold

Council Tax Band C

Local Authority:



West End Road

5 West End Road
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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