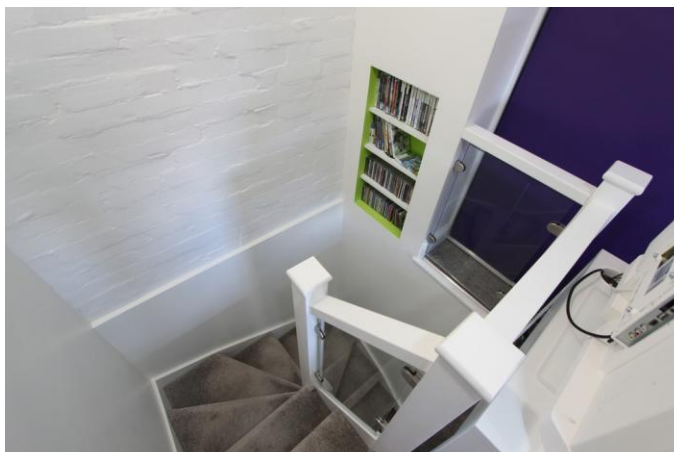




CHARLES CARR

ESTATE AGENTS & VALUERS





Offers in excess of £180,000

Portsmouth Road,
SO19 9LY

EPC Rating '49'

SHARE OF FREEHOLD - Offers in excess of £180,000

Charles Carr are delighted to present this beautifully presented and conveniently located, two double bedroom split level maisonette. Benefits include off-road driveway parking, a private rear garden, no ground rent or service charges, a handy entrance porch, a ground floor utility cupboard, the stunning first floor kitchen with open plan living area, a modern family sized bathroom, a first floor double bedroom, and the fabulous second floor master suite with walk-in wardrobe and en-suite shower room. This property fantastic features make it highly desirable compared with a similarly priced flat, or higher priced similarly proportioned house.





APPROACH/GARDEN -

Dropped kerb, driveway parking, gated side access leading to private rear garden. The garden is fence enclosed, with a paved patio area and a storage shed. Approaching the property there is a composite front door leading into the entrance porch.

ENTRANCE PORCH & HALLWAY -

Fitted door mat, shoe storage, wood and glass door leading into entrance hall, door into utility cupboard currently housing washing machine and tumble dryer. Carpeted stairs leading to first floor.



FIRST FLOOR LANDING -

Feature wood and glass stairs, carpeted floor, double glazed window, door access into kitchen/ lounge, bathroom, bedroom two and stairs leading to the second floor.

OPEN PLAN KITCHEN/DINING/LIVING -

17' 8" x 12' 9" (5.38m x 3.89m)

Lounge area: Double glazed window, feature wall mounted fireplace, storage cupboard under the stairs, carpeted floor. Kitchen area: Assortment of modern kitchen storage cupboards, breakfast bar, boiler housed, fitted sink, oven, fitted extractor hood, space for fridge/freezer, wood flooring.



BATHROOM -

6' 8" x 5' 8" (2.03m x 1.73m)

Double glazed window, tiled walls and flooring, Jacuzzi bath with shower over, storage areas, heated towel rail, wall mounted wash hand basin, low-level push-button WC.

BEDROOM TWO -

11' 5" x 8' 9" (3.48m x 2.67m)

Double glazed bay window, neutral decoration, radiator, carpeted floor.

MASTER BEDROOM -

16' 4" x 11' 3" (4.98m x 3.43m)

Double glazed window, wall mounted lights, built-in wardrobes, access into two eaves storage areas, walk-in wardrobe, radiator, glass door into en-suite.

ENSUITE -

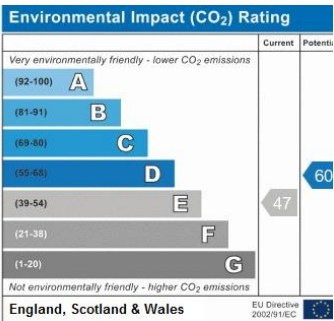
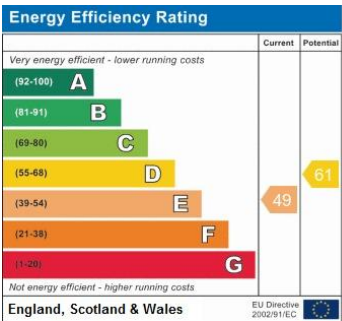
5' 11" x 5' 4" (1.8m x 1.63m)

Double glazed window, partially tiled walls, tiled floor, corner shower, wall mounted wash hand basin, low level push button WC, heated towel rail.

Tenure: Freehold

Council Tax Band A

Local Authority: Southampton City Council



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