



CHARLES CARR

ESTATE AGENTS & VALUERS





Guide Price £270,000- £280,000

Archery Grove,
SO19 9EU

EPC Rating '65'

GUIDE PRICE FROM £270,000 - £280,000-**

Charles Carr are delighted to present this beautifully maintained three bedroom semi-detached house situated in the popular area of Woolston. Benefits include all NEW double glazing throughout, an all NEW four piece family bathroom, the stunning and generously proportioned south facing rear garden with a woodland outlook and sizable storage shed, off-road driveway parking, an open plan kitchen/dining/living room plus and additional separate lounge, a downstairs WC and integrated kitchen appliances. View to appreciate.



APPROACH -

Dropped kerb and block paved driveway, block paved pathway leading to side access gate and storm porch over the double glazed front door

ENTRANCE HALL -

Double glazed size aspect window, wood flooring, carpeted stairs, under-stairs cupboard, door access into the downstairs WC, lounge and kitchen/diner. Wall mounted radiator and heating controls.



DOWNSTAIRS WC -

Side aspect double glazed window, corner wash hand basin with tiled splash-back, low level WC, wood flooring.

LOUNGE -

12' 8" x 10' 9" (3.86m x 3.28m)

Double glazed bay window, feature fireplace, wall mounted lights, wall mounted radiator, wood flooring.

DINING/LIVING ROOM -

12' 9" x 9' 9" (3.89m x 2.97m)

Double glazed sliding patio door to rear aspect, direct access into Kitchen, wall mounted radiator, wood flooring.

KITCHEN -

9' 9" x 9' 6" (2.97m x 2.9m)

Double glazed rear aspect window, fitted kitchen cupboards and drawers, roll top work-surfaces, tiled splash-backs, integrated washing machine, fridge-freezer, dishwasher and cooker. Fitted one and a half bowl sink with draining area, fitted double oven with gas hob over and extractor hood over, wall mounted boiler, wood flooring.

FIRST FLOOR LANDING -

Double glazed size aspect window, loft access via ceiling hatch (loft if partially boarded), doorway access into all three bedrooms and the bathroom, carpeted flooring.



MASTER BEDROOM -

13' 0" x 9' 3" (3.96m x 2.82m)

Double glazed garden/ woodland view window, wall mounted radiator, carpeted flooring.

BEDROOM TWO -

12' 6" x 11' 0" (3.81m x 3.35m)

Double glazed bay window, wall mounted radiator, carpeted floor.

BEDROOM THREE -

9' 7" x 7' 2" (2.92m x 2.18m)

Double glazed garden/ woodland view window, wall mounted radiator, carpeted floor.

FAMILY BATHROOM -

Refitted this year the bathroom consists of a double glazed window, a panel enclosed bath with mixer tap and shower attachment, corner walk in shower, pedestal wash hand basin, low level push button WC, partially tiled walls, wood flooring.

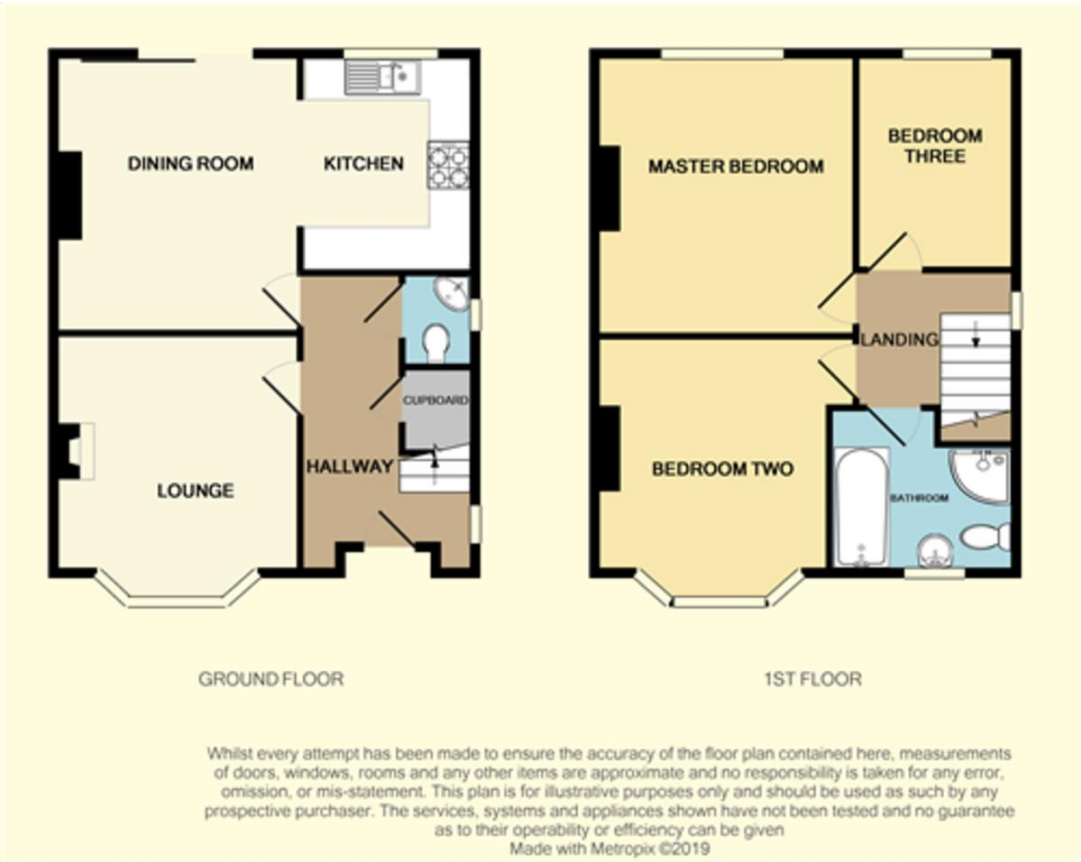
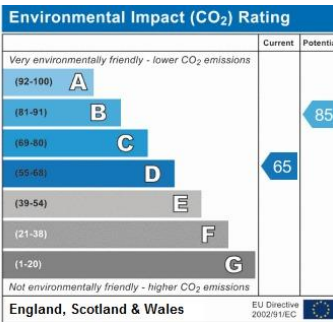
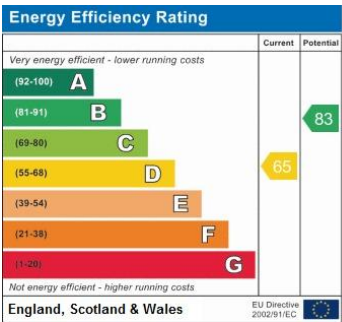
REAR GARDEN -

Decked patio area perfect for outside dining and entertaining, hard standing pathway leading to lawn area, fence enclosed with woodland aspect, south facing with sizable storage shed to the rear, areas for planting.

Tenure: Freehold

Council Tax Band B

Local Authority: Southampton City Council



West End Road

5 West End Road
Bitterne
Southampton
Hampshire
SO18 6TE

Contact Us

www.charlescarrproperty.co.uk
sales@charlescarrproperty.co.uk
0238 043 9121

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