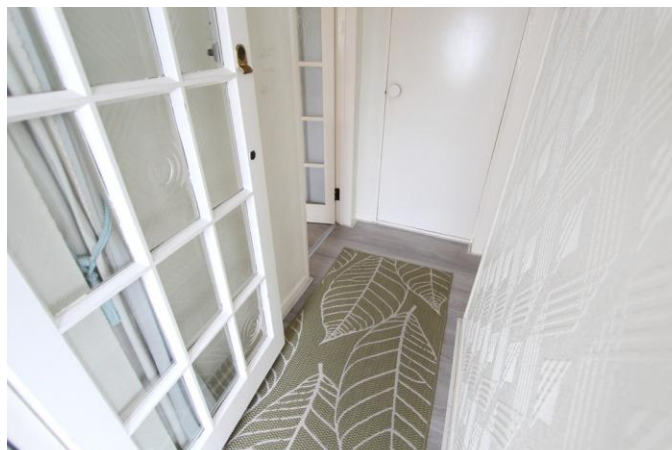




CHARLES CARR

ESTATE AGENTS & VALUERS





Asking Price Of £219,950

Kenson Gardens,
SO19 8RE

EPC Rating '69'

****NO FORWARD CHAIN**** Charles Carr are delighted to present this semi-detached bungalow situated in a quiet cul-de-sac all on the flat. The property benefits from off-road parking, a nicely proportioned and easy to maintain rear garden with lots of storage, two reception rooms, two bedrooms, a modern bathroom suite, a fitted kitchen, double glazing and gas central heating.

APPROACH -

The front garden has mainly been laid to shingle & there is a driveway providing off road parking for two cars.





KITCHEN -

10' 5" x 10' 3" (3.18m x 3.12m)

Coved & textured ceiling, double glazed window to rear aspect, door to side aspect leading to the sun lounge, a range of wall mounted & base level units, roll top work surfaces, space & plumbing for a washing machine, space for a fridge/freezer, sink & drainer with mixer tap above, built in gas hob & electric oven with extractor hood above.



LOUNGE -

19' 3" x 10' 6" (5.87m x 3.2m)

Coved & textured ceiling, double glazed window to front aspect, two radiators, television point, telephone point, wood laminate flooring.

SUN LOUNGE -

14' 0" x 9' 2" (4.27m x 2.79m)

Polycarbonate roof, double glazed window to rear aspect, double glazed door to side aspect leading out to the rear garden, two radiators.



BEDROOM ONE -

9' 11" x 9' 8" (3.02m x 2.95m)

Coved & textured ceiling, double glazed window to front aspect, radiator.

BEDROOM TWO -

9' 11" x 8' 6" (3.02m x 2.59m)

Coved & textured ceiling, window to rear aspect, loft hatch, radiator.

BATHROOM -

8' 10" x 5' 6" (2.69m x 1.68m)

Textured ceiling, obscure double glazed window to rear aspect, radiator, fully tiled walls, panel enclosed bath with shower above, low level WC, pedestal wash hand basin, fully tiled walls.

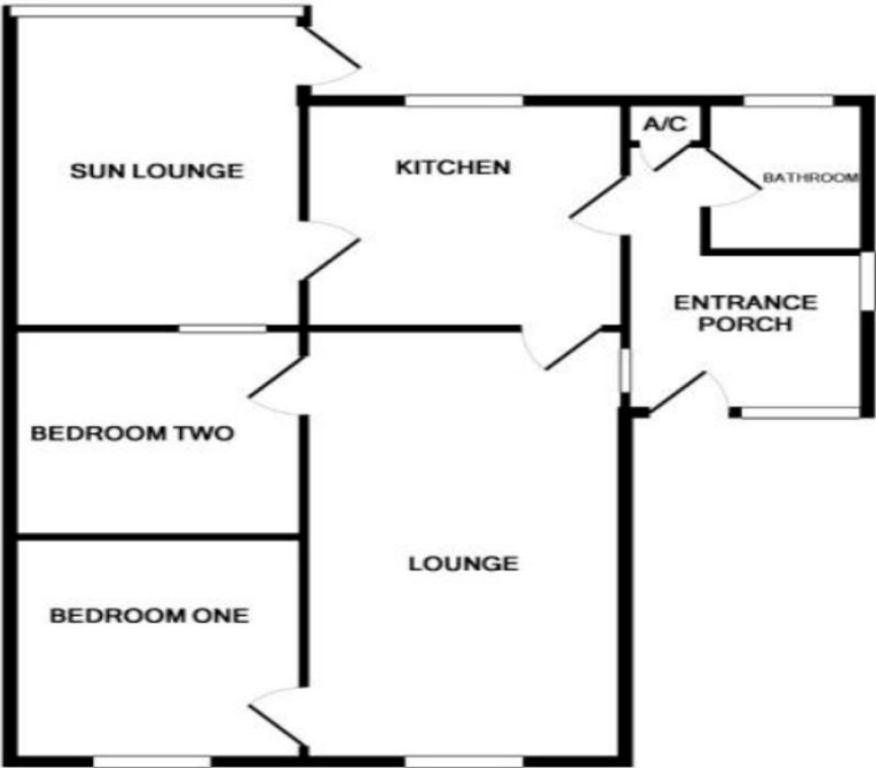
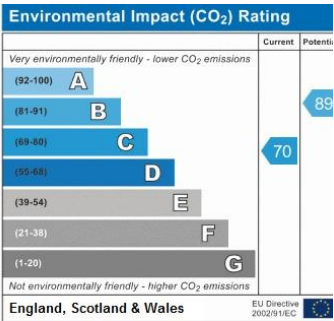
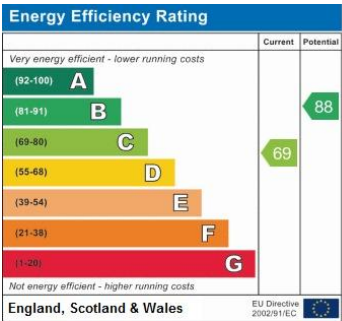
REAR GARDEN -

The secluded rear garden is south westerly facing & is enclosed by wood panelled fencing. There is a lawned area, patio area, side access via a gate & a shed.

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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