



CHARLES CARR

ESTATE AGENTS & VALUERS





Guide Price £195,000 - £205,000

Paynes Road,
SO15 3BY

EPC Rating 'TBC'

***OPEN HOUSE EVENT - SATURDAY 29TH JUNE -
GUIDE PRICE FROM £195,000 - £205,000* -**

Charles Carr are delighted to present this 1900's character semi-detached house boasting a generously proportioned rear garden, two double bedrooms, two reception rooms, a kitchen-breakfast room, double glazing and gas central heating. This property is beautifully kept and must be viewed to be appreciated.



APPROACH -

Front garden, pathway leading to front door and gated access into the rear garden.

DINING ROOM -

10' 5" x 11' 5" (3.18m x 3.48m)

New carpet, doorway in to lounge and lobby, feature fireplace, double glazed window, radiator.



LOUNGE -

11' 2" x 11' 4" (3.4m x 3.45m)

Double glazed window, feature fireplace, radiator, carpeted floor.

LOBBY -

Carpeted stairs leading to first floor, doorway leading out to rear garden, direct access into kitchen.

KITCHEN/BREAKFAST ROOM -

9' 6" x 7' 4" (2.9m x 2.24m)

Two double glazed windows, assortment of kitchen cupboards and drawers, breakfast bar, space for white goods, lino floor.

FIRST FLOOR LANDING -

Gallery style landing with window, doorway access into all rooms, carpeted floor.

MASTER BEDROOM -

11' 3" x 11' 4" (3.43m x 3.45m)

Double glazed window, radiator, carpeted floor.

BEDROOM TWO -

10' 5" x 8' 9" (3.18m x 2.67m)

Feature original fireplace, double glazed window, radiator, carpeted floor.

BATHROOM -

9' 5" x 7' 4" (2.87m x 2.24m)

Three piece bathroom suite consisting of a panel enclosed bath with electric shower over, low level WC, pedestal wash hand basin, airing cupboard, double glazed window, carpeted floor.

REAR GARDEN -

Generously proportioned in our view, predominately fence enclosed with garden shed and patio area.



Tenure: Freehold

Council Tax Band B

Local Authority: Southampton City Council

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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