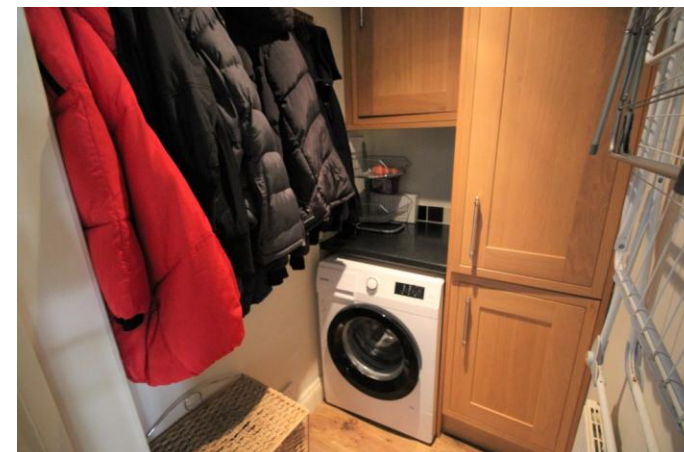




CHARLES CARR

ESTATE AGENTS & VALUERS







Offers in Excess of £260,000

Heathfield Road,  
SO19 1DP

EPC Rating 'TBC'

#### DESCRIPTION

Set in the popular location of Sholing, this impressive Semi- Detached house offers three double bedrooms, promoting a stunning loft conversion to maximise the bedroom sizes. The home is finished with an impressive four piece bathroom and the logical layout of the downstairs accommodation promotes sociable living, with a fantastic kitchen diner. Other benefits include off road parking, a separate utility room, extended family room and good sized rear garden. An internal viewing is truly essential



#### ENTRANCE PORCH

Smooth plaster ceiling, inset down lighting, an ideal area for storage, coats and shoes, a door leads to the entrance hall.

#### HALLWAY

Skimmed and coved ceiling, obscure double glazed window to side aspect, radiator, stairs leading to the first floor landing.



### LOUNGE

15' 1" x 12' 11" (4.6m x 3.94m)

Skimmed and coved ceiling, double glazed bay window to front aspect, radiator, television point, with an open area beneath the stairs.

### KITCHEN/DINER

15' 1" x 13' 2" (4.6m x 4.01m)

Skimmed and coved ceiling, inset down lighting, window to rear aspect, double doors to rear aspect leading to the family room, radiator, a range of eye and base level units, with complimentary work surfaces, built in electric hob & electric oven with extractor hood above, space for a fridge/freezer, stainless steel sink & drainer, built in dishwasher, tiling to principle areas.

### UTILITY ROOM

Skimmed ceiling, radiator, worktop counter with space & plumbing for a washing machine under.

### FAMILY ROOM

15' 4" x 7' 5" (4.67m x 2.26m)

Stretching the width of the house, offering double glazed windows to the rear aspect, double glazed French style doors to rear aspect leading out to the rear garden, radiator.

### FIRST FLOOR LANDING

Stairs lead to the first floor, the landing benefits from a skimmed and coved ceiling and obscure double glazed window to side aspect. Doors provide access to all key rooms.



### BEDROOM ONE

13' 8" x 10' 0" (4.17m x 3.05m) Limited Head Height  
Skimmed ceiling, velux window to front aspect, velux window to rear aspect, velux window to rear aspect, radiator, eaves storage.

### BEDROOM TWO

13' 3" x 7' 11" (4.04m x 2.41m)

Skimmed and coved ceiling, double glazed window to rear elevation, radiator.

### BEDROOM THREE

15' x 10' 10" (4.57m x 3.3m) Max

Skimmed and coved ceiling, double glazed window to front elevation, double glazed window to side aspect, radiator.

### BATHROOM

10' x 6' 11" (3.05m x 2.11m)

Skimmed and coved ceiling, inset down lighting, obscure double glazed window to rear aspect, corner shower cubicle, low level WC, panel enclosed bath, wash hand basin inset to vanity unit and tiling to principal areas.

### OUTSIDE

To the front of the property there is a driveway that provides off road parking for two cars. There is gated side access that leads to the rear garden, Southerly facing in direction, enclosed by wood panelled fencing. The garden is laid to lawn, edged with a patio, there is also a decked area and shingled area and space for a shed to the rear.



Tenure: Freehold

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Council Tax Band: TBC

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Local Authority: Southampton City Council

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## West End Road

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## Contact Us

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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 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