



CHARLES CARR

ESTATE AGENTS & VALUERS





Guide Price £220,000-£230,000

Cheriton Avenue,
SO18 5HP

EPC Rating 'TBC'

Charles Carr are delighted to present this three-bedroom property which benefits from being significantly set back from the road with views over a green. Other bonuses include a refitted bathroom, a cleverly redesigned and generously proportioned rear garden, an 'L' shaped kitchen/diner, a utility room, a full width lounge/diner, modern decoration throughout, double glazing and gas central heating - offered with No Forward Chain.



APPROACH -

Front garden laid to lawn, hard standing pathway leading to door into entrance porch.

ENTRANCE HALL -

Window and doorway into porch, access into kitchen and storage under the stairs, doorway into lounge, carpeted stairs to first floor, radiator, tiled floor.



KITCHEN/DINER -

16' 1" x 19' 5" (4.9m x 5.92m)

'L' Shaped room - window to front aspect, doorway to rear garden, doorway into utility room, tiled floor, assortment of kitchen storage cupboards and drawers, fitted double oven, gas hob, extractor, integrated dishwasher and fridge freezer.

LOUNGE/DINER -

18' 3" x 12' 3" (5.56m x 3.73m)

Two windows and doorway to rear garden, wood style flooring, feature fireplace, radiator.

FIRST FLOOR LANDING -

Carpeted flooring, doorway to all bedrooms, bathroom and airing cupboard.

BATHROOM -

8' 6" x 5' 5" (2.59m x 1.65m)

Two windows, tiled walls and flooring, bath with waterfall tap and shower over, wash hand basin with waterfall tap and storage under, low level push button WC, heated towel rail.

BEDROOM ONE -

12' 5" x 10' 5" (3.78m x 3.18m)

Window, radiator, wood style flooring.

BEDROOM TWO -

11' 1" x 10' 5" (3.38m x 3.18m)

Window, radiator, built-in wardrobe with sliding mirrored doors, carpeted floor.

BEDROOM THREE -

8' 8" x 7' 9" (2.64m x 2.36m)

Window, radiator, built-in wardrobe, carpeted floor.

REAR GARDEN -

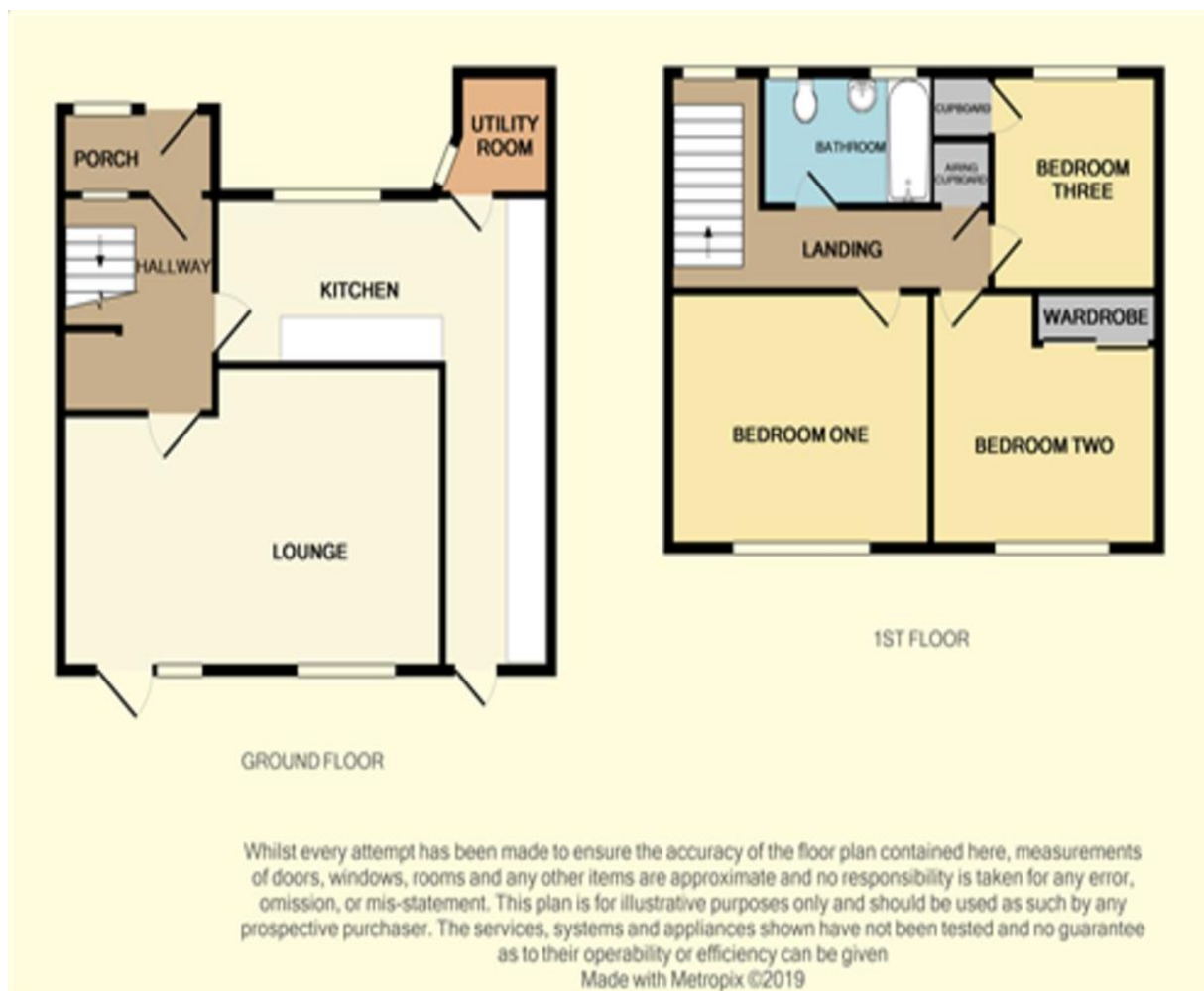
Paved patio, steps up to decked patio area, area laid to lawn, fence enclosed with storage shed to rear.



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 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