



CHARLES CARR

ESTATE AGENTS & VALUERS





GUIDE PRICE: £240,000-£250,000

Manor Road North,
Itchen,
Southampton,
Hampshire
SO19 2DT

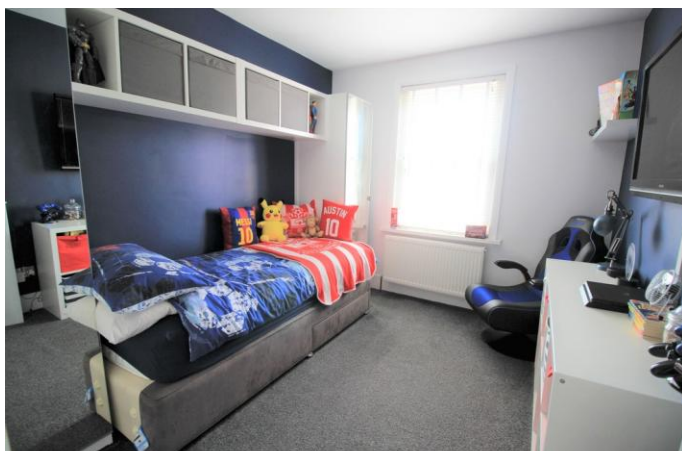
EPC Rating '64'

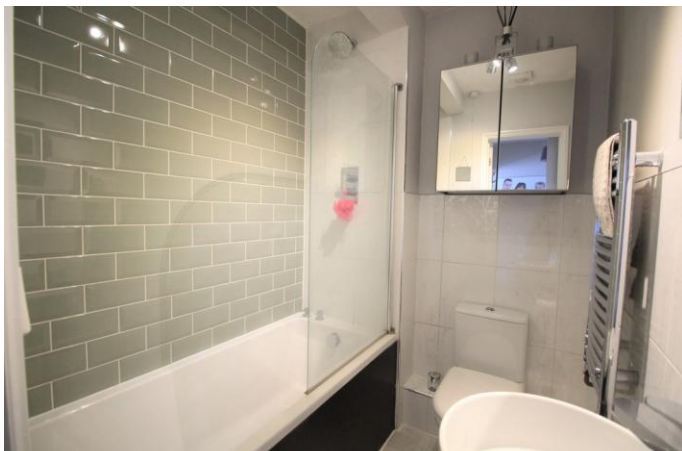
DESCRIPTION

Available with NO FORWARD CHAIN and set in the popular residential location of Itchen. Finished to a high standard throughout, providing a fantastic opportunity for first time buyers. Downstairs the property offers two reception rooms, kitchen and utility room. Upstairs there are three well-proportioned bedrooms and a modern bathroom. Outside the property offers off road parking to the front and a private garden with outbuilding to the rear. An internal viewing is truly essential.

LOUNGE

11' 2" x 11' 1" (3.42m x 3.4m) Into Bay
Double glazed bay window to the front aspect, textured ceiling, radiator, feature fireplace, television and telephone points.





DINING ROOM

14' 5" x 10' 11" (4.41m x 3.34m)

Double glazed window to the rear aspect, textured ceiling, two radiators, laminate wood floor, open doorway to the kitchen and stairs leading to the first floor.

KITCHEN

10' 5" x 8' 9" (3.18m x 2.68m)

Double glazed window to the side aspect, textured ceiling, radiator, a range of modern fitted eye and base level units with integrated stainless steel sink and drainer, integrated gas hob and electric oven, space for fridge/freezer and dishwasher and door leading to utility space.

UTILITY ROOM

Double glazed door with obscure glass to the rear aspect leading to enclosed rear garden. Double glazed window with obscure glass to the side aspect, textured ceiling, space and plumbing for washing machine and wall mounted gas boiler.

LANDING

Textured ceiling with hatch providing access to the loft space, radiator, doors to all bedrooms and bathroom.

MASTER BEDROOM

14' 4" x 10' 11" (4.37m x 3.35m)

Double glazed window to the front aspect, textured ceiling, radiator, varnished wood floor and feature fireplace with decorative surround.

BEDROOM TWO

10' 4" x 9' 0" (3.17m x 2.75m)

Double glazed window to the rear aspect, textured ceiling, radiator and television point.

BEDROOM THREE

8' 2" x 7' 6" (2.51m x 2.3m) Exc. depth of wardrobes

Double glazed window to the rear aspect, textured ceiling and radiator.

BATHROOM

5' 10" x 5' 2" (1.8m x 1.6m)

Textured ceiling, radiator, white suite comprising of low level w/c, pedestal wash hand basin, enclosed panel bath with mixer shower over, tiled floor and tiling to principle areas.

GARDEN

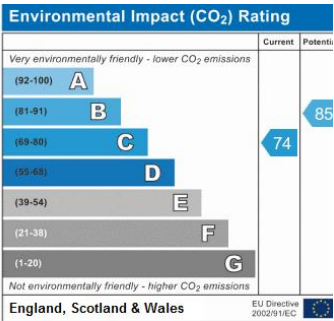
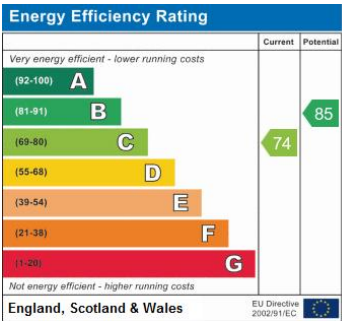
Decked seating area outside rear door with steps leading down to an area mainly laid to lawn, enclosed by wooden panel fencing and path leading to UPVC double glazed summer house with power and lighting.



Tenure: Freehold

Council Tax Band C

Local Authority: Southampton City Council



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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