



CHARLES CARR

ESTATE AGENTS & VALUERS





Guide Price £230,000-£240,000

Somerset Avenue,
Harefield
Southampton
SO18 5FT

EPC Rating 'TBC'

APPROACH

The front of the property is accessed by a dropped kerb with pedestrian steps leading to the front door. There is off road parking for two cars provided via a block paved driveway. The garden is predominantly laid to lawn and is enclosed by hedge row. There is a pedestrian door leading to a utility room area a UPVC door leading to the:

ENTRANCE PORCH

Set with a textured ceiling, an obscure double glazed window to the front aspect and a dwarf brick wall. Benefiting from a tiled floor and door leading to the:

ENTRANCE HALL

Benefits from stairs leading to the first floor, a wall mounted double radiator, storage under the stairs and carpeted floor. Doors provide access to all key rooms.

LOUNGE

12' 10" x 12' 6" (3.91m x 3.81m) minimum
Benefits from a double glazed bay window to the front aspect, carpeted floor. Featuring a wall mounted radiator, feature gas fire and door leading to the:





DINING ROOM

9' 10" x 9' 1" (3m x 2.77m)

Set with a textured ceiling, a double glazed window to the rear aspect and wall mounted single radiator. Benefits from a carpeted floor and door leading to the:

KITCHEN

9' 10" x 8' 11" (3m x 2.72m)

Benefits from wood clad ceiling and a double glazed window to the rear aspect. Featuring: a range of eye and base level units with complimentary work surfaces over, sink with drainer unit, tiling to principle areas and a tiled floor. Space for a free standing oven and hob, freestanding fridge and freezer. Also featuring a double door storage cupboard under the stairs which is currently used as a larder. A single glazed door leads to the:

UTILITY AREA

Benefits from a wood clad ceiling and a double glazed window to the front aspect featuring a sink with drainer unit with storage under and a carpeted floor.

DOWNSTAIRS W/C

Benefits from a double glazed window to the rear aspect, low level w/c and UPVC obscure door leading to the garden.

LANDING

Benefits from a loft hatch (not inspected) and a double glazed window to the side aspect.



BEDROOM ONE

10' 11" x 10' 8" (3.33m x 3.25m)

A double bedroom set to the front of the property. Benefiting from a double glazed window to the front aspect, wall mounted radiator and built in double door storage cupboard.

BEDROOM TWO

11' 01" x 9' 10" (3.38m x 3m)

Set to the rear of the property. Benefitting from a double glazed window to the rear aspect, wall mounted radiator and carpeted floor. Also featuring a double door storage cupboard.

BATHROOM

Benefits from a double glazed obscure window to the rear aspect. Three piece suite to include: low level W/C, pedestal wash basin and panel enclosed bath with mixer shower over. Also featuring tiling to principle areas and carpeted floor.

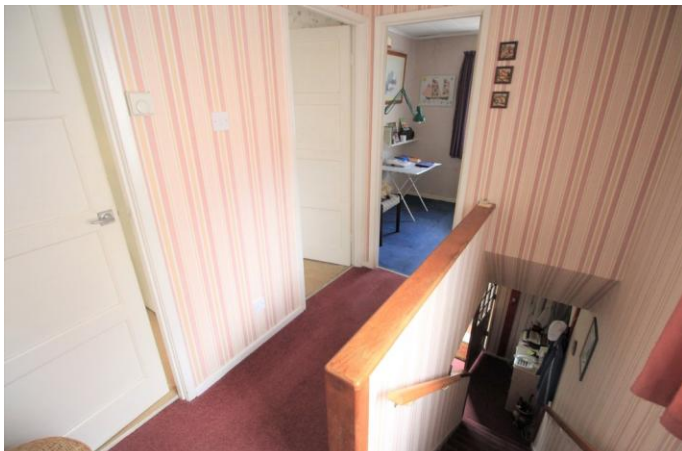
BEDROOM THREE

8' 8" x 7' 11" (2.64m x 2.41m)

Set to the front of the property and is a well proportioned single room. Benefiting from a double glazed window to the front aspect, carpeted floor, a wall mounted radiator and over stairs storage.

GARDEN

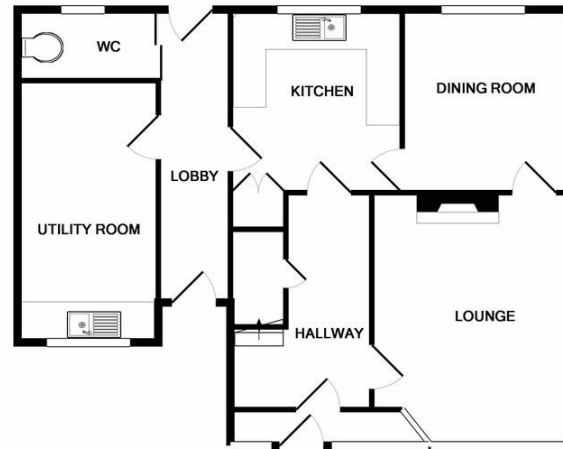
The rear of the property is accessed by the utility area. Enclosed by hedge row and featuring a storage shed to the rear of the garden and a pathway providing access to the full length of the garden. Set with a variety of flower and shrub borders the garden is predominantly laid to lawn and features a patio area from the back door.



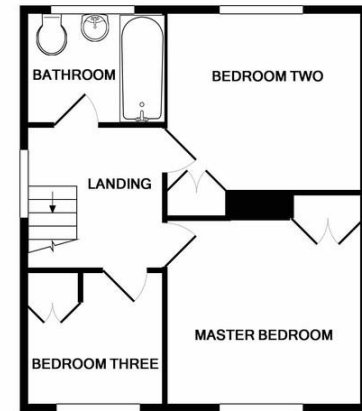
Tenure: Freehold

Council Tax Band: 'TBC'

Local Authority: Southampton City Council



GROUND FLOOR



1ST FLOOR

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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