



CHARLES CARR

ESTATE AGENTS & VALUERS





Asking Price Of £250,000

Northern Anchorage,
SO19 7RF

EPC Rating 'TBC'

Charles Carr are pleased to present this four bedroom, three storey, end of terrace house boasting water views to the rear, and a mooring. Other benefits include driveway parking and an integral garage, a water view first floor balcony, an open-plan kitchen/ diner, a conservatory, a spacious first floor living a room, a courtyard style garden, a downstairs WC, an en-suite to the master bedroom on the first floor, and a family bathroom on the top floor. We highly recommend viewing to appreciate the accommodation on offer.

APPROACH / MOORING -

On approach there is a dropped kerb and a block paved driveway leading to the garage and the front door. The communal mooring is accessible to residents only - an annual marine charge is applicable.

ENTRANCE HALL -

Carpeted floor, radiator, stairs to first floor, doorway into kitchen-diner and downstairs WC.

DOWNSTAIRS WC -

Low level WC, corner wash hand basin, carpeted floor .





KITCHEN / DINER

10' 8" x 14' 6" (3.274m x 4.431m)

Double glazed window to rear aspect, double glazed sliding patio door leading into the conservatory, assortment of kitchen storage cupboards and drawers, fitted oven, gas hob, extractor hood and sink, spaces for white goods, tiled splash/backs, mixture of wood style flooring and carpet, space for dining table.

CONSERVATORY -

6' 7" x 7' 7" (2.029m x 2.314m)

Carpeted floor, door into courtyard garden.

GARDEN -

Courtyard style with water views.

FIRST FLOOR LANDING -

Two double glazed landing windows, carpeted floor, doors into all rooms.

LIVING ROOM -

14' 6" x 12' 8" (4.432m x 3.865m)

Double glazed window, sliding patio door leading out to water view balcony, wall mounted lights, radiator, carpeted floor.

BEDROOM TWO -

11' 3" x 8' 5" (3.437m x 2.567m)

Window, radiator, carpeted floor.

SECOND FLOOR LANDING -

Double glazed landing window, carpeted floor, doors to all rooms including and airing/storage cupboard.

MASTER BEDROOM -

11' 7" x 8' 2" (3.531m x 2.501m)

Rear aspect window, radiator, carpeted floor, door into en-suite.

EN-SUITE -

Tiled walls, corner shower, low level WC, pedestal wash hand basin.

BEDROOM THREE -

8' 2" x 6' 11" (2.501m x 2.115m)

Window, radiator, carpeted floor.

BEDROOM FOUR -

8' 9" x 5' 8" (2.675m x 1.737m)

Window, radiator, carpeted floor.

BATHROOM -

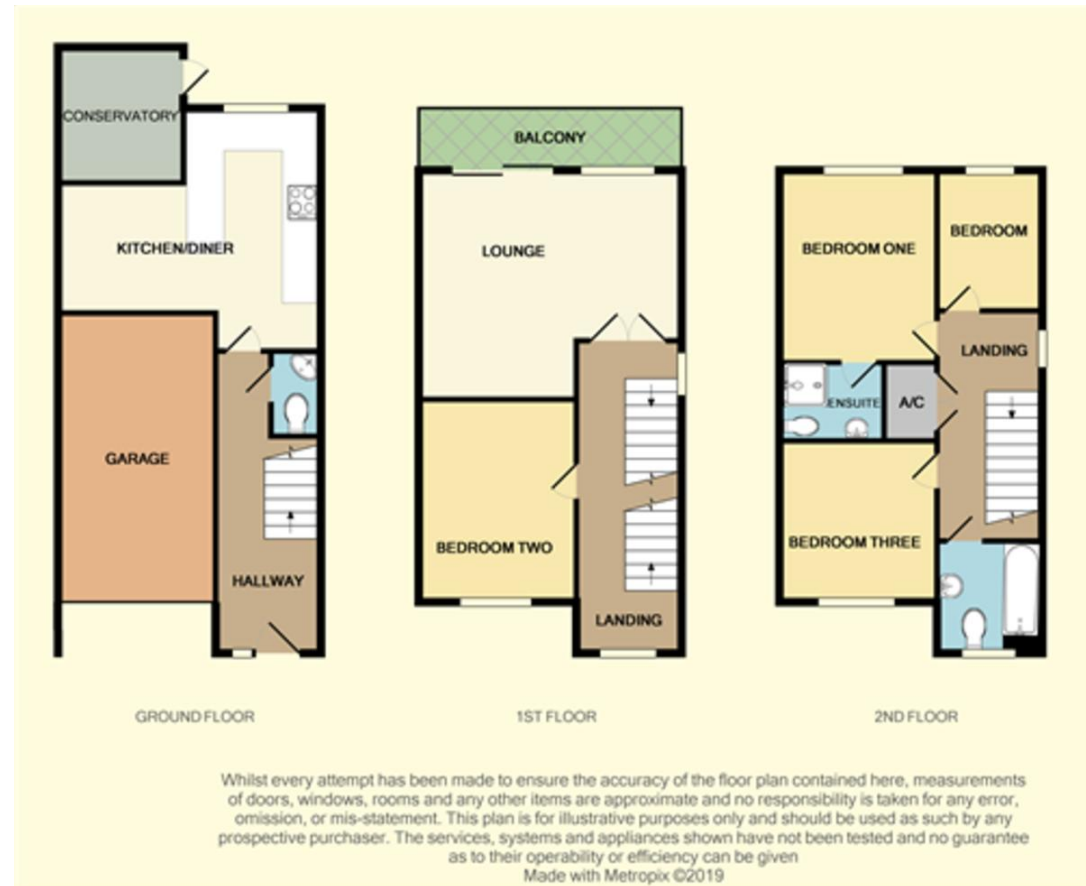
Skylight style window, tiled walls, panel enclosed bath with mixer tap and shower attachment, low level WC, wall mounted wash hand basin, radiator, carpeted floor.



Tenure: Leasehold

Council Tax Band D

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 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