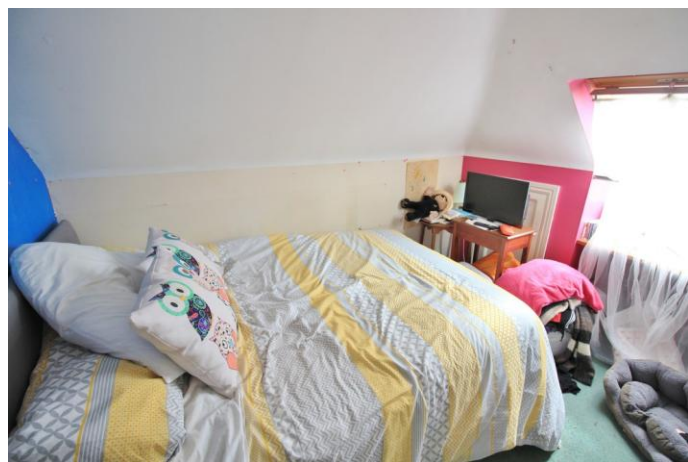




CHARLES CARR

ESTATE AGENTS & VALUERS







Guide Price Of £245,000-£255,000

Avon Road,  
Midanbury,  
Southampton,  
Hampshire,  
SO18 4FQ

EPC Rating '66'

#### **\*\* GUIDE PRICE OF £245,000-£255,000\*\***

Charles Carr are delighted to present to the market, this distinguished, detached, chalet bungalow. Offering off road parking to the front, two ground floor bedrooms and two first floor bedrooms. An internal viewing is truly essential to appreciate the accommodation of offer.

#### **APPROACH**

The property is accessed via a dropped kerb and provides off road parking for 2-3 cars. The front garden is predominantly laid to lawn with a variety of flower and shrub borders enclosed by brick walling to one side and fencing to the other. The property is accessed via the driveway, steps lead to the UPVC front door.

#### **ENTRANCE HALL**

Benefits from a skimmed ceiling, cupboard housing meters, doors provide access to all key rooms.





### LOUNGE

15' 7" x 9' 9" (4.75m x 2.97m)

Benefits from a skimmed and coved ceiling, carpeted floor and double glazed window to the rear aspect. Featuring two wall mounted double radiators. Stairs lead to the first floor.

### KITCHEN

8' 6" x 8' 1" (2.59m x 2.46m)

Benefits from a skimmed ceiling with recessed spotlights, UPVC double glazed door to the rear aspect and double glazed window to the side aspects. Featuring: a variety of eye and base units with complimentary work surfaces over, Butler style sink, space for freestanding oven and hob, space for washing machine and dishwasher. Tiling to principle areas, tiled floor, wall mounted combination boiler.

### LANDING

Eaves storage cupboard.

### BATHROOM

7' 1" x 5' 5" (2.16m x 1.65m)

Set with a textured ceiling, double glazed obscure window to the side aspect and tiling to principle areas. Three piece suite to include: panel enclosed bath with shower over, low level w/c, wash basin with vanity unit and storage under.

### MASTER BEDROOM

14' 4" x 9' 7" (4.37m x 2.92m)

Set with a skimmed ceiling with picture rail, double glazed bay window to the front aspect, wall mounted double radiator and carpeted floor.

### BEDROOM 2

11' 3" x 9' 0" (3.43m x 2.74m)

Benefits from a skimmed ceiling, double glazed window to the front aspect and carpeted floor. Featuring a bay window feature seat, picture rail and double radiator. Currently used as the dining room.

### BEDROOM 3

9' 6" x 9' 6" (2.9m x 2.9m) Limited head height

Set with velux style window to the front aspect, two eaves storage cupboards, carpeted floor.

### BEDROOM 4

9' 6" x 7' 10" (2.9m x 2.39m) Limited head height

Set with velux style window to the rear aspect, two eaves storage cupboards, carpeted floor.

### GARDEN

Benefits from gated side access and patio area to the rear. The garden is predominantly laid to lawn and is enclosed by wood panel fencing and hedgerow with variety of flower and shrub borders. Also featuring an area of hard standing.

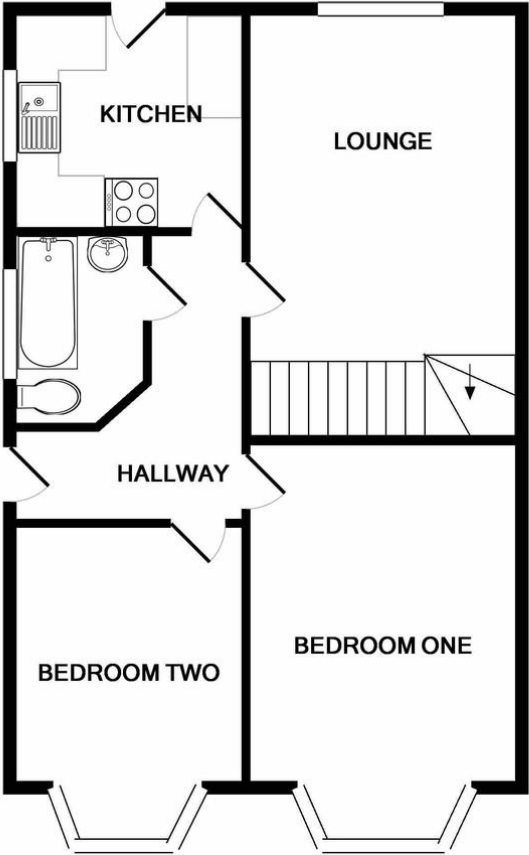
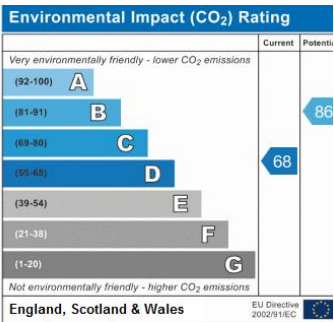
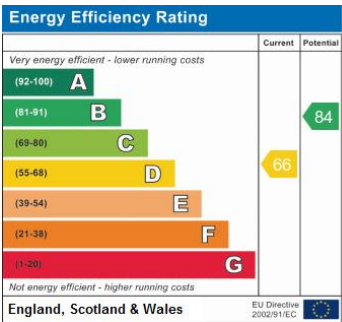




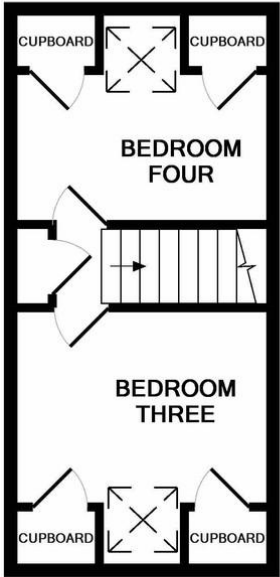
Tenure: Freehold

Council Tax Band: 'TBC'

Local Authority: Southampton City Council



GROUND FLOOR



1ST FLOOR

### West End Road

5 West End Road  
Bitterne  
Southampton  
Hampshire  
SO18 6TE

### 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 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