



CHARLES CARR

ESTATE AGENTS & VALUERS





Guide Price £240,000- £250,000

Ashby Road,
Sholing,
Southampton,
Hampshire,
SO19 1DR

EPC Rating '66'

GUIDE PRICE £240,000 TO £250,000.

Charles Carr are delighted to present this extended, semi-detached house that offers three bedrooms. Promoting a full width kitchen extension, two reception rooms and an en-suite W/C to the master. The property also offers a downstairs bathroom and off road parking. Ashby Road lends itself as an ideal first time buy. Please call for further details.

APPROACH

Accessed by a dropped kerb leading to the driveway, enclosed by dwarf brick walling. The garden is predominantly laid to lawn and has a variety of flower and shrub borders. There is a block paved driveway providing off road parking.

STORM PORCH

Leads to a UPVC front door.

ENTRANCE HALL

Benefits from a skimmed ceiling, double glazed obscure window to the side aspect and stairs leading to the first floor. Featuring a wall mounted radiator and carpeted floor. Door leads to:





LOUNGE

13' 7" x 10' 7" (4.14m x 3.23m) Into Bay

Benefits from a coved and textured ceiling, double glazed bay window to the front aspect, wall mounted double radiator, carpeted floor. Opening to:

DINING ROOM

13' 1" x 10' 6" (3.99m x 3.2m) Narrowing to 7,8

Benefits from a coved and textured ceiling, wall mounted double radiator, wood effect laminate flooring. Opening to:

LOBBY

Benefits from a coved and textured ceiling, under stairs storage cupboard, wall mounted radiator, wood effect laminate flooring. Door provides access to:

BATHROOM

6' 9" x 5' 9" (2.06m x 1.75m)

Benefits from a coved and textured ceiling. Three piece suite to include: low level w/c, pedestal wash basin, panel enclosed bath with mixer shower over. Set with tiling to principle areas, wall mounted radiator, double glazed obscure window to the side aspect, wall mounted extractor.

KITCHEN

14' 2" x 8' 9" (4.32m x 2.67m)

The property has been extended to the rear and benefits from an open planned kitchen leading from the dining room. Benefits from full width double glazed windows and obscure double glazed door to the rear aspect. Set with a range of eye and base level units with complimentary work surfaces over. Featuring: an inset double sink, floor mounted boiler. Space for: fridge, freezer, washing machine, oven and hob and dishwasher. The extension has been re-roofed under the current ownership in 2019.

LANDING

Benefits from a skimmed ceiling, double glazed window to the side aspect, loft hatch leading to loft space (not inspected).

MASTER BEDROOM

11' 8" x 11' 5" (3.56m x 3.48m)

Set to the front of the property. Benefits from a coved and textured ceiling, double glazed window to the front aspect, wall mounted radiator, carpeted floor. Door provides access to:

ENSUITE

Benefits from a skimmed ceiling, low level W/C, wash basin, tiling to principle areas, tiled floor.

BEDROOM 2

13' 2" x 7' 8" (4.01m x 2.34m)

Set with a skimmed and coved ceiling. Double glazed window to the rear aspect, wall mounted radiator. Benefits from an integrated storage cupboard with shelving and double door storage cupboard over the hot water tank.

BEDROOM 3

9' 9" x 6' 9" (2.97m x 2.06m)

Benefits from a skimmed ceiling, double glazed window to the rear aspect, carpeted floor.

GARDEN

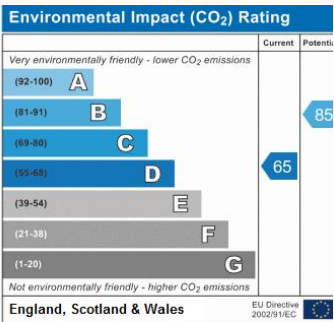
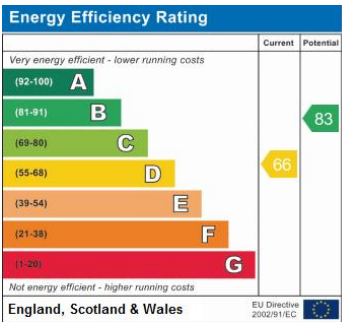
Enclosed by wood panel fencing to the sides. The garden is predominantly laid to lawn with a variety of flower and shrub borders. Featuring a patio area leading from the back door, storage shed to the rear.



Tenure: Freehold

Council Tax Band: 'TBC'

Local Authority: Southampton City Council



GROUND 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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