



CHARLES CARR

ESTATE AGENTS & VALUERS





Guide Price £160,000-£170,000

Banbury Avenue,
Sholing,
Southampton,
Hampshire,
SO19 8GH

APPROACH

To the front of the property there is a large enclosed garden, predominantly laid to lawn. The property is accessed via a UPVC front door leading to:

ENTRANCE HALL

Benefits from double glazed window and door. Stairs to the first floor landing.

LANDING

Benefits from storage cupboards, access to the loft. Doors provide access to all key rooms.

LOUNGE

14' 8" x 12' 5" (4.47m x 3.78m)

Benefits from double glazed window to the rear aspect, serving hatch, wall mounted radiator, wood effect laminate flooring.





KITCHEN/DINER

10' 8" x 9' 3" (3.27m x 2.82m)

Benefits from double glazed window to the front aspect, wall mounted radiator, space for small dining table and chairs. Featuring a range of base and eye level units with complimentary work surfaces over, inset sink with drainer unit. Space for a free standing cooker with extractor over, washing machine and fridge freezer.

BEDROOM ONE

12' 7" x 10' 8" (3.86m x 3.27m)

Double glazed window to the rear aspect, wall mounted radiator.

BEDROOM TWO

12' 7" x 7' 8" (3.84m x 2.34m)

Double glazed window to the front aspect, wall mounted radiator.



BATHROOM

6' 0" x 5' 6" (1.83m x 1.68m)

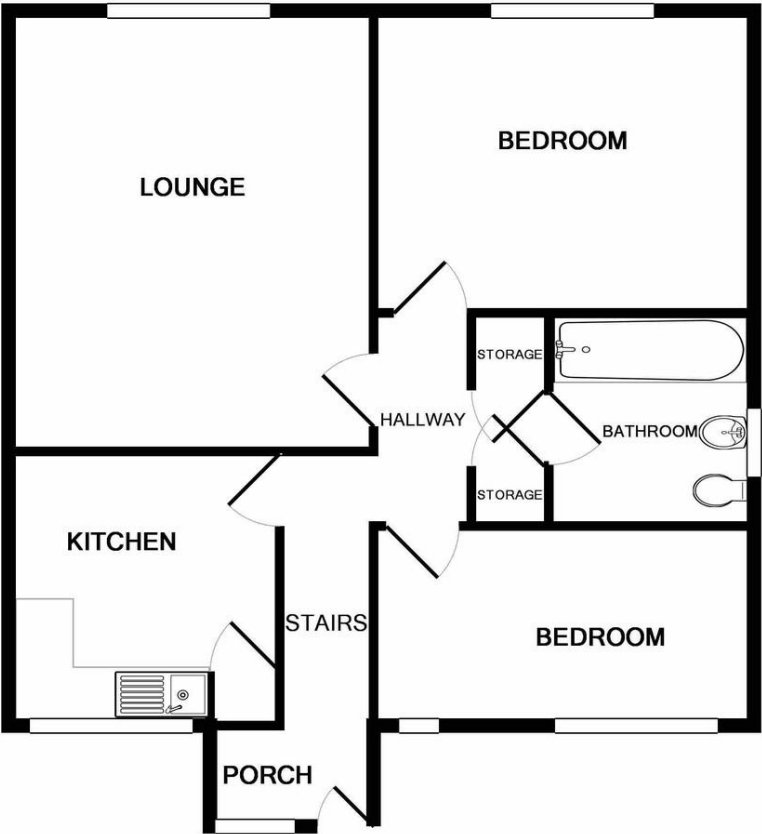
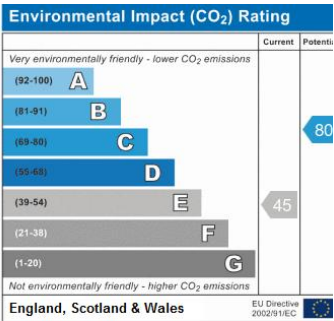
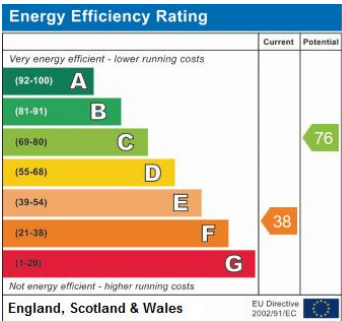
Double glazed window to the side aspect. Three piece suite to include: panel enclosed bath with shower over, wash basin, low level WC. Set with tiled floor, chrome towel radiator.



Tenure: Leasehold

Council Tax Band: 'TBC'

Local Authority: Southampton City Council



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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