



CHARLES CARR

ESTATE AGENTS & VALUERS







Asking Price £240,000

Tenterton Avenue,  
Sholing,  
Southampton,  
Hampshire,  
SO19 9HT

**\*\*ASKING PRICE £240,000\*\***

Charles Carr are proud to announce to the market this three bedroom semi detached property set in the popular location of Sholing. The property briefly comprises of entrance hall, large kitchen/ diner and conservatory. Upstairs there are three bedrooms and family bathroom. The property also benefits from off road parking and an enclosed rear garden. Please contact to arrange a viewing.

**APPROACH**

Block paved driveway leading to a UPVC front door to leading to:

**ENTRANCE HALL**

Benefits from laminate flooring. Stairs to first floor, door provides access to:

**LOUNGE**

14' 7" x 12' 8" (4.45m x 3.88m)

Benefits from a skimmed ceiling, laminate flooring, double glazed window to the front aspect. Door provides access to:





#### KITCHEN/DINER

16' 1" x 8' 2" (4.92m x 2.51m)

Benefits from a skimmed ceiling, tiled floor, under stairs storage cupboard. Featuring: a range of eye and base level units, integrated oven with hob and extractor over, tiled splashbacks. Space for washing machine, fridge/freezer, dishwasher. Space for table and chairs.

#### CONSERVATORY

14' 11" x 5' 11" (4.55m x 1.82m)

Benefits from double glazed windows to the side and rear aspect, double glazed double doors provide access to the rear garden.

#### LANDING

Benefits from a carpeted floor, obscure window to the side aspect, storage cupboard above the stairs currently housing the water tank. Doors provide access to all key rooms.

#### MASTER BEDROOM

10' 8" x 7' 5" (3.27m x 2.27m)

Benefits from a carpeted floor, double glazed window to the front aspect.

#### BEDROOM 2

12' 1" x 9' 2" (3.7m x 2.8m)

Benefits from a carpeted floor, built in wardrobes, double glazed window to the rear aspect.

#### BEDROOM 3

9' 8" x 6' 2" (2.96m x 1.9m)

Benefits from a carpeted floor, built in wardrobe, double glazed window to the front aspect.

#### BATHROOM

6' 2" x 5' 2" (1.89m x 1.6m)

Benefits from tiled walls, tiled floor obscure window to the rear aspect. Three piece suite to include: panel enclosed bath with shower, low level WC, wash hand basin.

#### LOFT ROOM

Benefits from a velux window to the front aspect, carpeted floor.

#### REAR GARDEN

The garden is predominantly laid to lawn, enclosed by wood panel fencing.

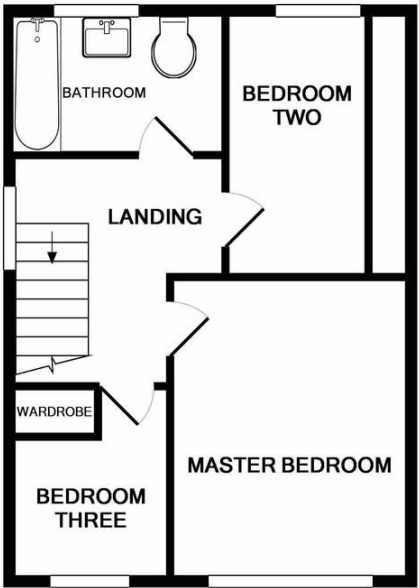
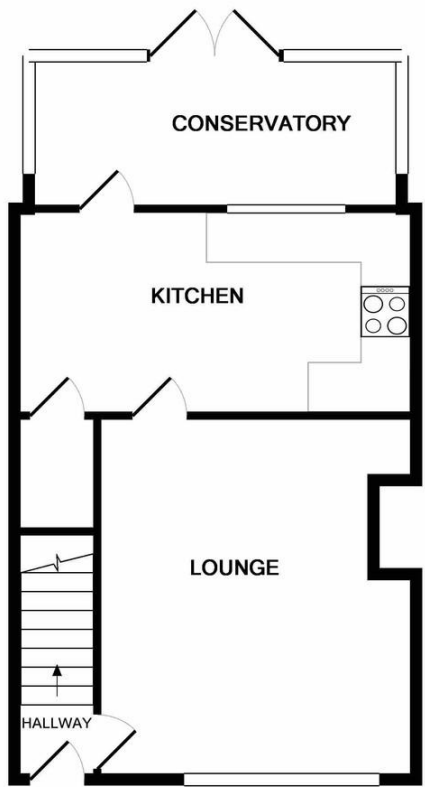
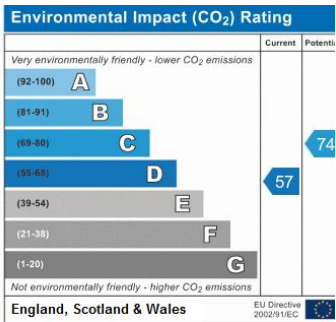
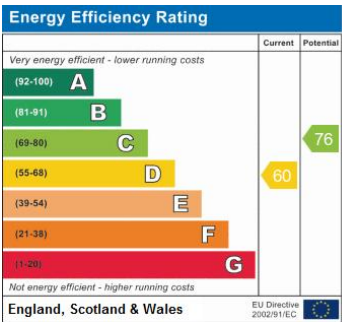




Tenure: Freehold

Council Tax Band: 'TBC'

Local Authority: Southampton City Council



1ST FLOOR

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  
Made with Metropix ©2019

West End Road  
5 West End Road  
Bitterne  
Southampton  
Hampshire  
SO18 6TE

Contact Us  
www.charlescarrproperty.co.uk  
sales@charlescarrproperty.co.uk  
0238 043 9121

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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