



CHARLES CARR

ESTATE AGENTS & VALUERS







Asking Price £265,000

Chadwell Avenue,  
Sholing,  
Southampton,  
Hampshire,  
SO19 8GE

#### ASKING PRICE £265,000

Charles Carr are proud to announce this extended detached bungalow in the desired area of Sholing. The property has been refurbished to an excellent standard and benefits from two double bedrooms, open-plan lounge/ diner and a separate kitchen. Externally there are landscaped gardens, ample off road parking, a garage and summer house with electricity.

#### INTERNALLY

As you enter the property there are two double bedrooms to your left & right, the master is particularly spacious & also benefits from dual aspect windows to the front and side aspects. At the end of the main hallway there is a stylish kitchen with fitted units, space for appliances and direct access to the rear garden. There is also a modern bathroom with three piece bathroom suite comprising P shaped bath with wall mounted shower over, low level W.C. and pedestal sink.

The main living room has been extended with dual aspect windows and French doors to the rear garden, there is also a wood burner\* tucked away in the corner.

Other benefits include gas central heating, double glazing throughout and CCTV covering the front & rear.







### EXTERNALLY

The front garden has been landscaped with pathway to the main entrance, there is also a driveway which provides off road parking for 3-4 cars and access to the garage. The rear garden has also been landscaped and benefits from separate patio and lawn areas, ample external power points & a wooden summer house with electricity.

### LOUNGE/DINER

16' 11" x 12' 4" (5.18m x 3.76m)



### KITCHEN

12' 2" x 8' 2" (3.71m x 2.51m)

### BEDROOM 1

17' 1" x 12' 0" (5.23m x 3.68m)

### BEDROOM 2

12' 2" x 10' 7" (3.73m x 3.23m)

### BATHROOM

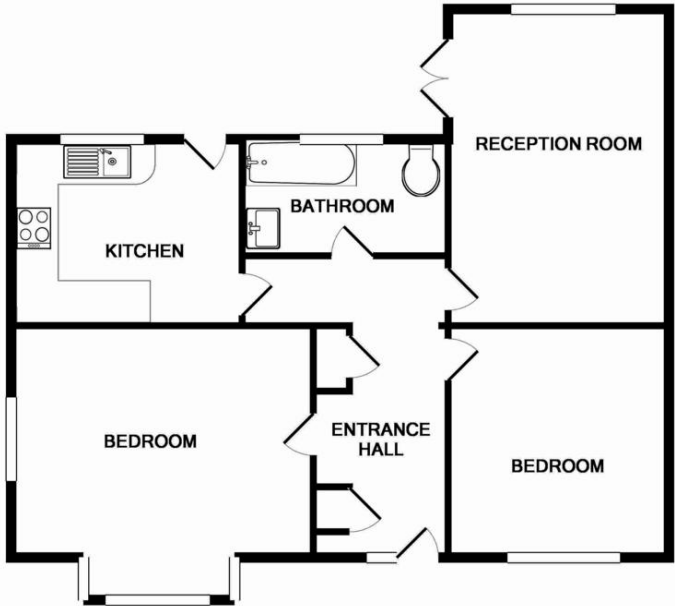
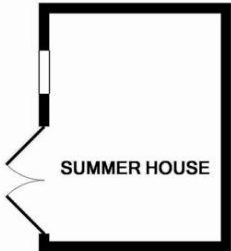
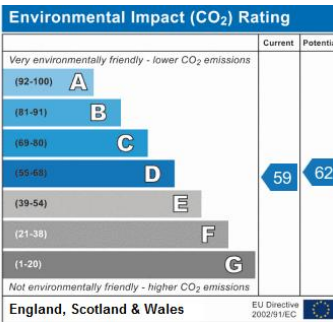
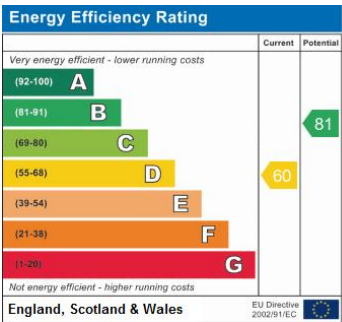
8' 0" x 4' 1" (2.44m x 1.25m)



Tenure: Freehold

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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