



CHARLES CARR

ESTATE AGENTS & VALUERS





Guide Price £240,000-£250,000

Kingsfold Avenue,
Townhill,
Southampton,
Hampshire,
SO18 2PY

**GUIDE PRICE £240,000 TO £250,000. OPEN HOUSE
EVENT SATURDAY 14TH DECEMBER**

Charles Carr are delighted to present this competitively priced, extended Semi-Detached house, set in Bitterne Park School catchment. Internally the property could do with some modernisation, however the space is fantastic. Downstairs the property offers two reception rooms, conservatory, downstairs W/C and study. Externally there is ample off road parking and a garage. Upstairs is serviced by three bedrooms and a family bathroom. An internal viewing is highly recommended.

APPROACH

A dropped kerb provides access to a tarmac driveway providing off road parking. Further parking to the side of the property leading to garage. The garden is predominantly laid to lawn. UPVC front door leads to:

ENTRANCE HALL

Benefits from a coved and textured ceiling, double glazed obscure window to the front aspect, wood effect laminate flooring, stairs leading to the first floor, understairs storage cupboard. Doors provide access to all key rooms.

LOUNGE

16' 9" x 11' 1" (5.13m x 3.4m)

Benefits from a coved and textured ceiling, double glazed window to the front aspect, gas fire with feature surround, wall mounted double radiator. Double doors lead to:



DINING ROOM

17' 3" x 8' 10" (5.26m x 2.7m)

Benefits from a coved and textured ceiling, wall mounted radiator, carpeted floor, double glazed sliding doors lead to conservatory. Door to study. Archway leads to free flowing room.

CONSERVATORY

Set with a sloping polycarbonate roof. Benefits from triple aspect double glazed windows to the side and rear aspects. Patio doors lead to rear aspect.

KITCHEN

11' 4" x 8' 4" (3.46m x 2.56m)

Benefits from a textured ceiling, double glazed window to the side aspect, wood effect laminate flooring, tiling to principle areas. Featuring: a range of eye and base level units with complimentary work surfaces over, inset sink with drainer unit. Space for oven and hob, tumble dryer, washing machine and freestanding fridge/freezer. Opening to:

STUDY

9' 11" x 6' 0" (3.03m x 1.85m)

Benefits from a coved and textured ceiling, double glazed aluminium window through to conservatory, double glazed obscure aluminium door to rear garden, strip lights, a range of eye level units. Door to conservatory and:

WC

Benefits from a coved and textured ceiling, wash hand basin, low level WC, wall mounted extractor.

LANDING

Benefits from a coved and textured ceiling, loft hatch (not inspected) with pull down ladder, double glazed window to the side aspect, airing cupboard. Doors provide access to all upstairs rooms.

MASTER BEDROOM

11' 7" x 11' 4" (3.54m x 3.47m)

Situated to the front of the property. Benefits from textured ceiling, double glazed window to the front aspect, wall mounted double radiator, mirrored sliding double door wardrobe with hanging rail and shelving, carpeted floor.

BEDROOM 2

11' 5" x 11' 4" (3.48m x 3.47m)

Set to the rear of the property with garden views. Benefits from a textured ceiling, double glazed window to the rear aspect, variety of integrated bedroom furniture, sink enclosed into vanity unit, wall mounted radiator.

BATHROOM

6' 5" x 5' 6" (1.96m x 1.69m)

Accessed by a concertina door. Benefits from a textured ceiling, double glazed obscure window to the rear aspect, wall mounted radiator. Three piece suite to include: low level WC, wash hand basin, wooden panel enclosed bath with mixer shower over.

BEDROOM 3

7' 4" x 7' 10" (2.26m x 2.4m)

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, mirrored sliding door wardrobes over the stairs.

REAR GARDEN

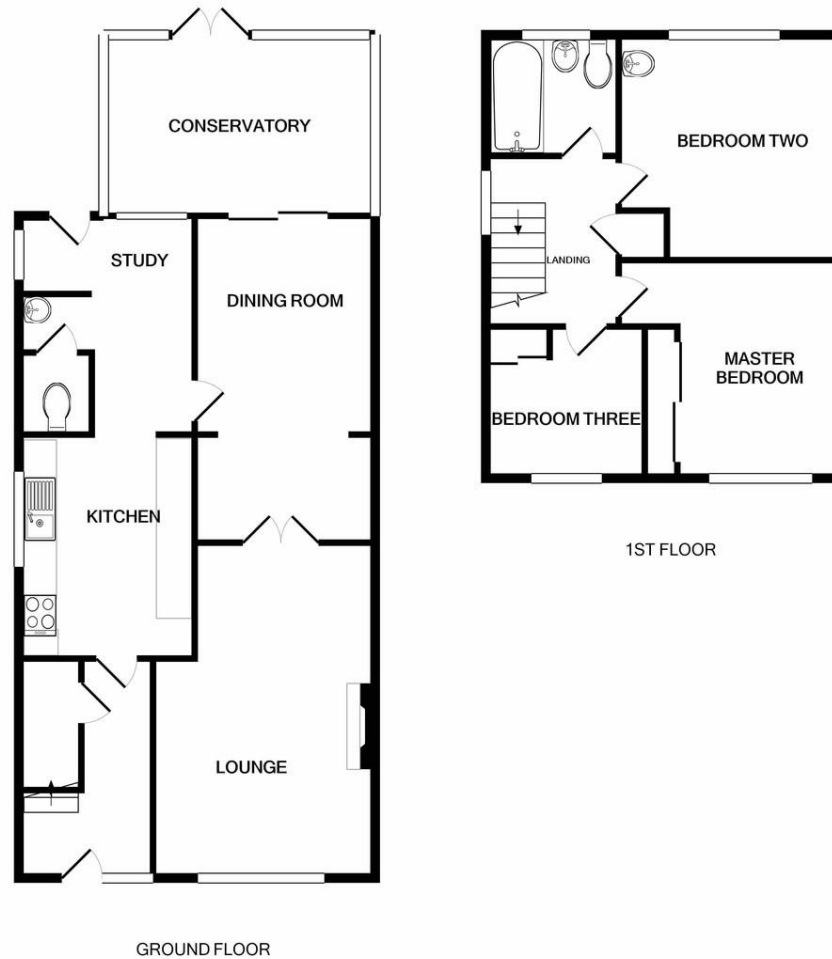
Enclosed by wood panel fencing. The garden is predominantly block paved with a variety of mature trees and shrubs. Featuring a detached garage with power and light, an up and over door and pedestrian door to the side. To the rear there is space for an aluminium garden shed which could also benefit from power.



Tenure: Unknown

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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