



CHARLES CARR

ESTATE AGENTS & VALUERS





Guide Price £265,000

Cleveland Road,
Midanbury,
Southampton,
Hampshire,
SO18 2AD

OPEN HOUSE EVENT SATURDAY 14TH DECEMBER.
GUIDE PRICE £265,000 TO £275,000

Set in the popular location of Midanbury, this extended, semi-detached house is ideally suited for family living. Downstairs the accommodation boasts a downstairs W/C, conservatory and two reception rooms. Whilst upstairs there is a family bathroom and three well proportioned bedrooms. Outside there is a private rear garden and to the front there is off road parking for a number of cars. Set within walking distance of Glenfield School and Bittene Park Secondary School.

APPROACH

The property is accessed via a dropped kerb. There is off road parking for a number of vehicles. The front garden is enclosed by wood panel fencing. The garden is predominantly laid to lawn with a variety of flower and shrub borders. Steps lead to UPVC double glazed front door leading to:

ENTRANCE HALL

Benefits from a double glazed obscure window to the front aspect, textured ceiling, stairs leading to the first floor with storage under, wall mounted double radiator, wood effect laminate flooring, meter cupboard. Doors provide access to all key rooms.

LOUNGE

13' 4" x 10' 7" (4.07m x 3.25m)

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





DOWNSTAIRS WC

The property has been extended to the side and accommodates a downstairs WC. Benefits from a vaulted Velux window, double glazed window to the side aspect, skimmed ceiling, wall mounted heated towel rail, low level WC, pedestal wash basin, wood effect laminate flooring.

KITCHEN

11' 6" x 8' 2" (3.53m x 2.5m)

Benefits from a skimmed ceiling with recess spotlights, two double glazed windows to the rear and vaulted Velux window, tiling to principle areas, wall mounted radiator, wood effect laminate flooring. Featuring: a range of eye and base level units with complimentary work surfaces over, eye level double oven, inset gas hob with extractor over, inset sink and drainer unit. Space for free standing fridge/freezer, washing machine and dishwasher. Opening to:

DINING ROOM

11' 2" x 9' 1" (3.41m x 2.77m)

Set with a coved and textured ceiling, wall mounted radiator, wood effect laminate flooring. Double doors lead to:

CONSERVATORY

13' 5" x 6' 4" (4.09m x 1.94m)

Set with a pitched polycarbonate roof. Benefits from dual aspect double glazed windows to the side and rear aspects, wood effect laminate flooring, wall mounted lights. Double glazed French doors lead to the rear garden.

LANDING

Benefits from a textured ceiling with loft hatch (not inspected), double glazed window to the side aspect. Doors provide access to all upstairs rooms.

MASTER BEDROOM

11' 3" x 9' 5" (3.43m x 2.88m)

Benefits from a skimmed ceiling, double glazed window to the front aspect, two built in wardrobes either side of the chimney stack with hanging rail and shelving, wall mounted double radiator, carpeted floor.

BEDROOM 2

11' 9" x 8' 2" (3.59m x 2.50m)

Benefits from a skimmed and coved ceiling, built in wardrobe with hanging rail and shelving, double glazed window to the rear aspect with garden views, carpeted floor, wall mounted double radiator.

BEDROOM 3

8' 4" x 8' 2" (2.56m x 2.50m)

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

BATHROOM

5' 5" x 5' 1" (1.67m x 1.56m)

Benefits from a double glazed obscure window to the front aspect, tiled walls, wall mounted mirrored storage cupboard. Three piece suite to include: panel enclosed bath with shower over, low level WC, wash hand basin.

REAR GARDEN

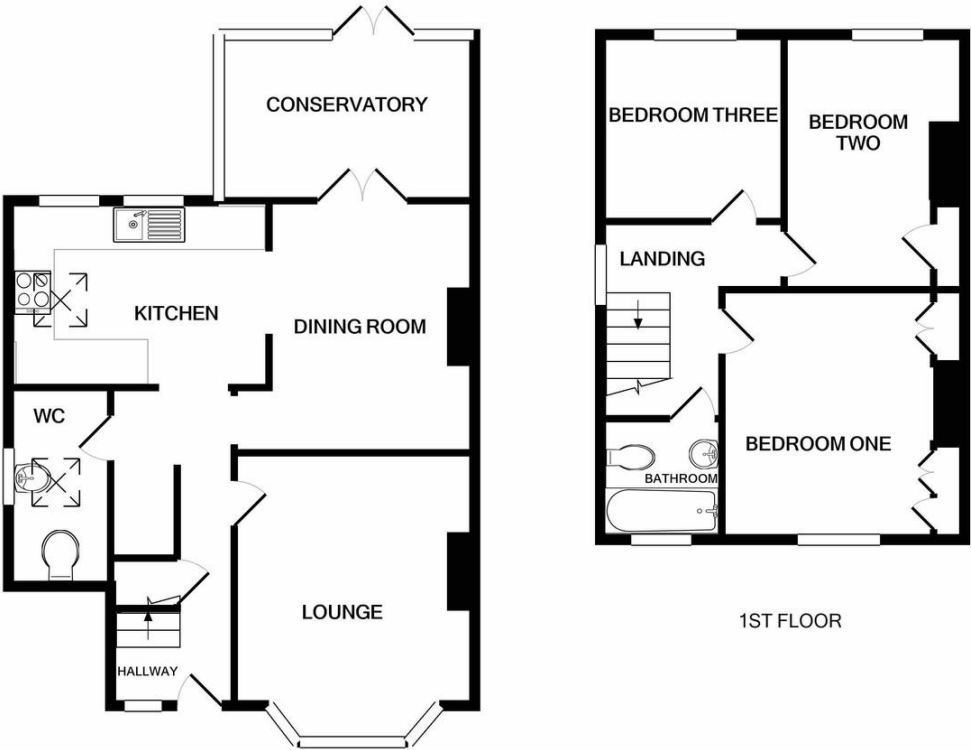
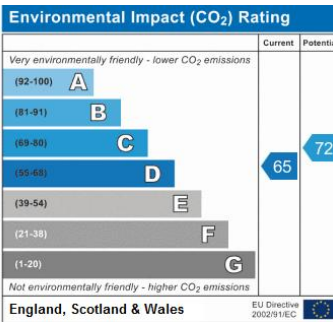
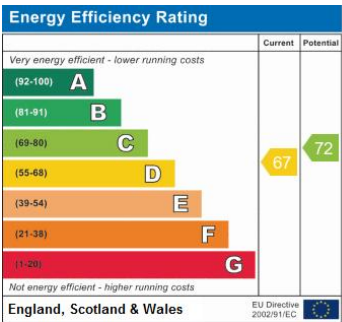
The rear garden benefits from gated side aspect. Benefits from a patio area to the side accessed via the conservatory. Steps lead to the garden which is predominantly laid to lawn with a variety of flower and shrub borders. Space for garden shed to the rear of the garden.



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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