



Southampton

TWO BEDROOM COTTAGE
EPC Rating: Band

£197,500





**Avenue Road
Southampton SO14 6TX**

TWO BEDROOM COTTAGE

- Central location ●
- Rear garden ● Driveway Parking ●
- Lounge/Diner ●
- Semi-detached ●

(ref: 899619)



This charming two bedroom semi-detached property in this sought after location. The property has been extended and subjected to a course of modernisation internally and now provides spacious, modern accommodation.

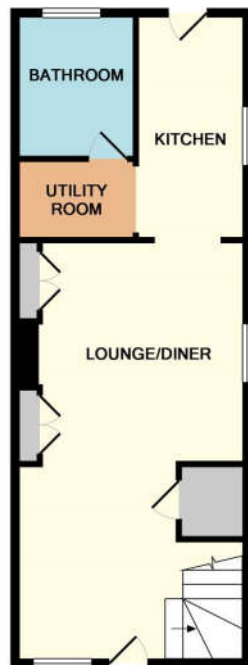
Internally, the lounge/ dining room is an open plan space, with feature fireplace and attractive views over the front of the property. The kitchen is a generous space, with good storage, work top space and a door leading to the rear garden. Leading off the kitchen is a utility area and three piece bathroom suite. On the first floor lies two well- proportioned bedrooms.

Externally, the front provides ample parking for two cars and is fully shingled. The rear garden is mainly laid to lawn, with a generous patio area to the rear of the house and side access.

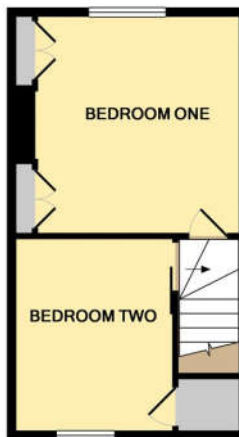
This is a fantastic opportunity not to be missed, call the office now to arrange a viewing.

- Lounge/ Diner** 6.35m (20'10) Max x 3.63m (11'11) Max
- Kitchen** 3.63m (11'11) x 1.75m (5'9)
- Bedroom 1** 3.68m (12'1) x 3.28m (10'9)
- Bedroom 2** 2.72m (8'11) x 2.44m (8')
- Bathroom** 2.29m (7'6) x 1.75m (5'9)

DRAFT DETAILS
We are awaiting verification of these details by the vendor(s).



GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2019

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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