



Shirley





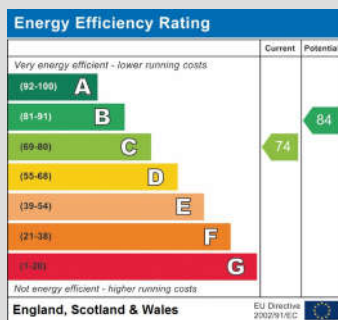
## Janson Road Southampton SO15 5GL

### THREE BEDROOM SEMI-DETACHED HOUSE

- Off road parking • Garage •
- Gas central heating •
- Rear garden • Double glazing •
- Immaculately presented •

(ref: 722282 )

**£365,000**



Situated within a sought after residential location and just a short walk from local amenities is this stunning three bedroom semi-detached home.

The spacious and immaculately presented accommodation comprises a large open and airy entrance hallway, giving access to the living room, dining room and kitchen. The spacious living room has both a bright bay window and a decorative fireplace. The large dining room has double doors to the rear garden, providing plenty of natural light. Steps from these doors lead onto a patio and then down to the garden. The modern kitchen offers ample worktop and storage space including built in appliances, with an additional access door to the garden. A handy under stairs W/C services the ground floor. The first floor offers a large master bedroom with bay window, a second double bedroom overlooking the garden, and a third small double room. Access to the large loft space, which is largely boarded affording extensive storage, is gained from a good sized hatch and fitted ladder on the landing. The three piece family bathroom completes this well presented family home.

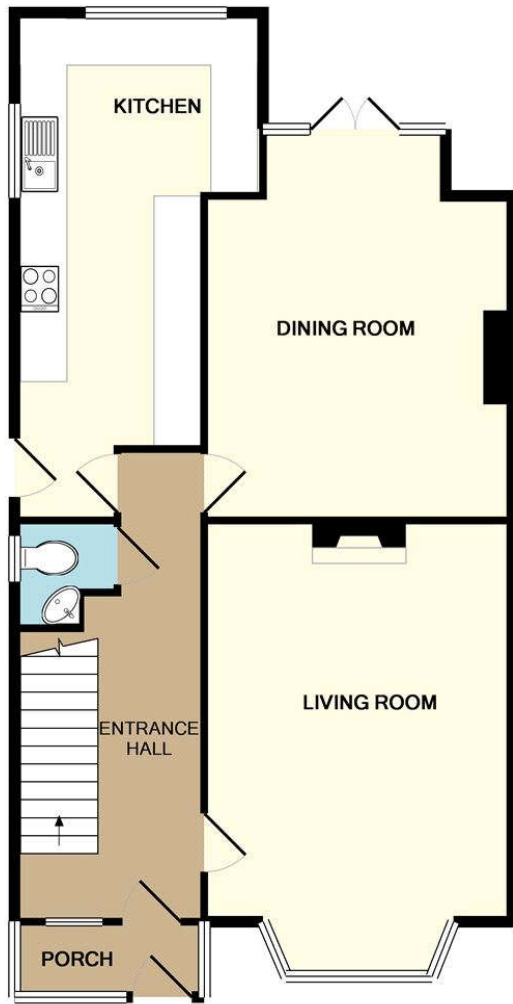
Off road parking can be found to the front of the property, and large double gates open onto the side access leading to the rear garage and garden, which is predominantly laid to lawn with mature borders surrounding, and a further decking area for seating at the very rear.

**Entrance Hall** 5.59m (18'4) Max x 2.34m (7'8) Max  
**Living Room** 5.49m (18') Inc Bay Window x 3.96m (13')  
**Dining Room** 5.03m (16'6) Max x 3.89m (12'9)  
**Kitchen** 6.53m (21'5) Max x 3.05m (10')  
**W/C** 1.35m (4'5) x 1.14m (3'9) Max  
**Bedroom 1** 5.38m (17'8) Inc Bay Window x 3.89m (12'9)  
**Bedroom 2** 3.89m (12'9) x 3.66m (12')  
**Bedroom 3** 3.89m (12'9) x 2.67m (8'9)  
**Bathroom** 2.36m (7'9) x 2.01m (6'7)

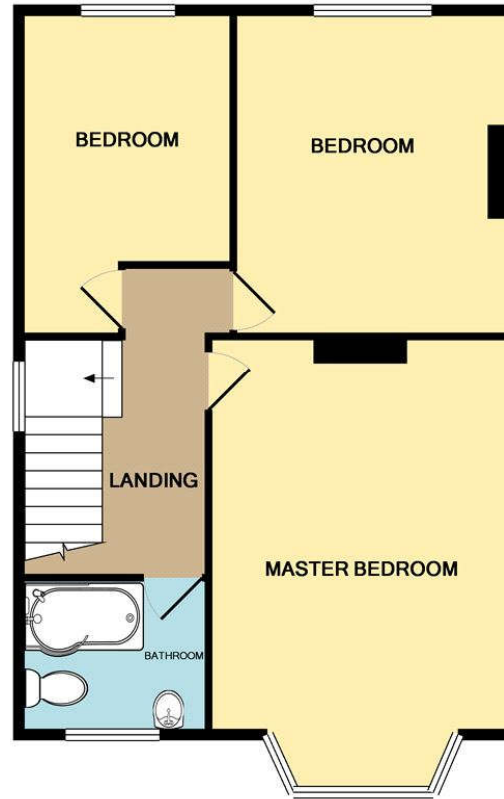
**DRAFT DETAILS**

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

Details prepared by Ben Tomlinson

**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.

