





Landseer Road, Southampton SO19 1EF

fox & sons

welcome to

Landseer Road, Southampton

* THREE BEDROOM TERRACED HOUSE * TWO RECEPTION ROOMS * CONSERVATORY * FRONT & REAR GARDENS * RESIDENTS PARKING * FITTED KITCHEN * BATHROOM * GREAT LOCATION * CLOSE TO LOCAL AMENITIES, SCHOOLS & PARKS *

Front Garden
Private, fenced front garden with pathway leading to access and lawn area.

Entrance Hall
Access to all rooms, stairs to first floor.

Lounge
12' 8" x 10' 10" (3.86m x 3.30m)
Double glazed window to the front aspect, laminate flooring, gas radiator.

Dining Room
10' 4" x 9' 9" (3.15m x 2.97m)
Double glazed window to the rear aspect, laminate flooring, gas radiator.

Kitchen
10' 3" x 8' 9" (3.12m x 2.67m)
Wall and base cupboard units, worktops, electric range cooker and hob, splash back tiles, space for white goods, stainless steel sink and drainer.

Conservatory
9' 3" x 6' 4" (2.82m x 1.93m)
Double glazed windows to the side and rear aspect, access to garden.

Storage
Storage area, electrics.

Landing
Access to all rooms, leading to;

Bedroom One
12' 7" x 11' 2" (3.84m x 3.40m)
Double glazed window to the rear aspect, carpets, gas radiator, freestanding wardrobe.

Bedroom Two
11' 2" x 8' 8" (3.40m x 2.64m)
Double glazed window to the front aspect, carpets, gas radiator.

Bedroom Three
8' 8" x 7' 7" (2.64m x 2.31m)
Double glazed window to the front aspect, carpets, gas radiator.

Bathroom
Bath with overhead shower, low level w/c, wash hand basin, tiled walls, double glazed window to the rear aspect.

Rear Garden
Patio seating area, private and enclosed with rear access and storage shed.







Situated on the popular Landseer Road, this well-presented three bedroom terraced home offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers, or those looking to upsize. Conveniently located close to local amenities, well-regarded schools, parks, and excellent transport links, a viewing is highly recommended!

Upon entering, you are welcomed by a bright and inviting lounge. The ground floor further benefits from a separate dining room, fitted kitchen and a conservatory.

Upstairs, the property features three well-proportioned bedrooms with a family bathroom serving the first floor accommodation.



Externally, the low-maintenance rear garden offers a private outdoor retreat and includes a useful storage shed and handy outbuilding, perfect for additional storage. To the front, a laid-to-lawn garden enhances the property's kerb appeal, while residents parking is available.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note: Please note this property is non standard construction.

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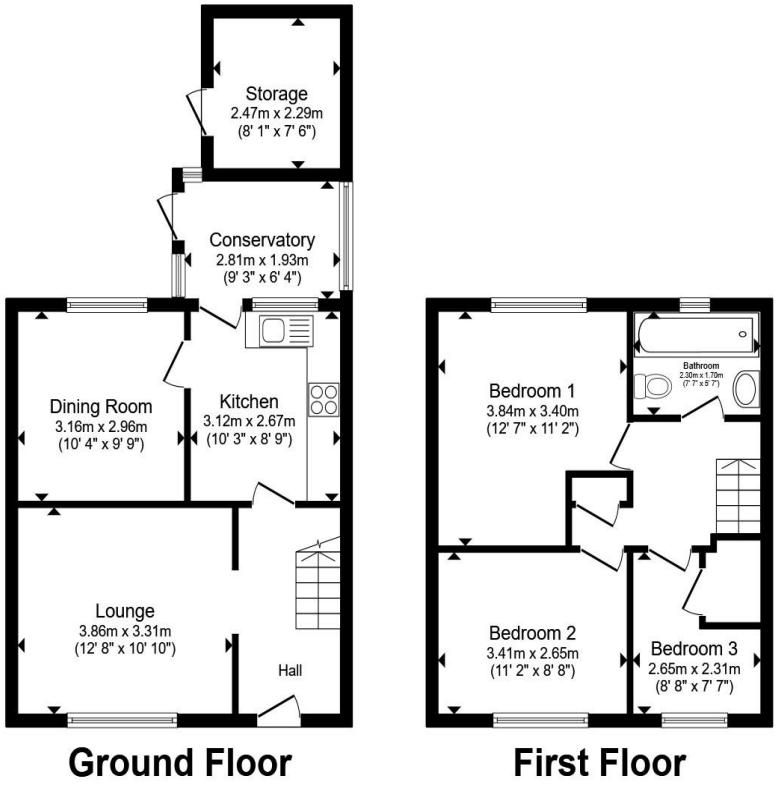
Landseer Road, Southampton

- Three Bedroom Terraced House
- Two Reception Rooms
- Conservatory
- Fitted Kitchen
- Front & Rear Gardens

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of

£230,000



Total floor area 83.1 m² (894 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
BIT113463 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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