

Connells

Cromer Road
SOUTHAMPTON

Cromer Road
SOUTHAMPTON SO16 9HT

for sale
£230,000







Property Description

Situated in a popular Southampton location, this well-proportioned three-bedroom mid-terrace home offers practical and versatile accommodation throughout. The ground floor comprises an entrance porch leading into a welcoming hallway, a generous lounge/diner with ample space for both seating and dining, a fitted kitchen, and a useful utility room providing additional storage and workspace. Upstairs, the property offers three bedrooms, including two comfortable doubles and a further single bedroom suitable for a child's room, guest room or home office. The first floor also benefits from a shower room and separate WC. Externally, the property enjoys off-road parking to the front and an enclosed rear garden, providing an ideal space for outdoor enjoyment. The property is well placed for local amenities, schools and transport links, making it an excellent choice for a range of buyers.

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.

Entrance Hall

Double glazed entrance door leading to porch with space for coats and shoes, opening into the hallway.

Lounge/Diner

18' 3" x 11' (5.56m x 3.35m)

Spacious dual-purpose reception room with room for both lounge furniture and a family dining table. Large windows provide plenty of natural light.

Kitchen

9' 9" x 8' 11" (2.97m x 2.72m)

Fitted with a range of wall and base units with work surfaces over, incorporating sink and drainer with space for appliances.

Utility

6' 11" x 6' 6" (2.11m x 1.98m)

Useful additional space for laundry appliances, storage and household essentials.

Stairs To First Floor

Bedroom One

12' 6" x 9' 11" (3.81m x 3.02m)

Good-sized double bedroom overlooking the front aspect.

Bedroom Two

11' 1" x 10' (3.38m x 3.05m)

Further spacious double bedroom with rear aspect.

Bedroom Three

8' 2" x 8' (2.49m x 2.44m)

Versatile third bedroom ideal as a child's room, guest room or home office.

Shower Room

Fitted with shower enclosure and wash hand basin.

Separate Wc

Comprising low-level WC with useful separation from the main shower room.

Rear Garden







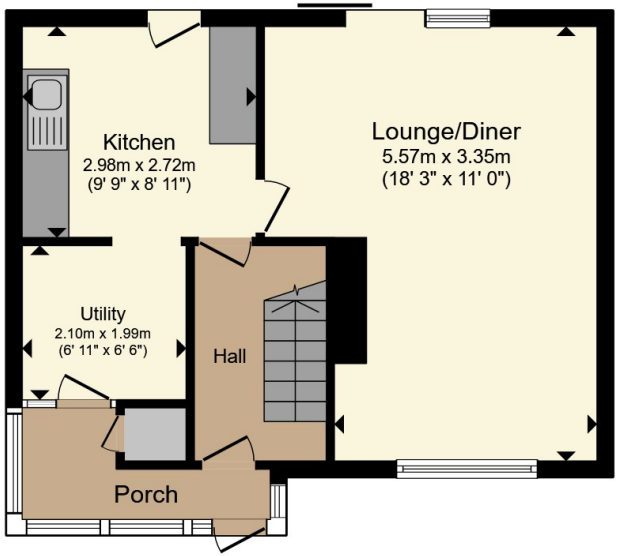




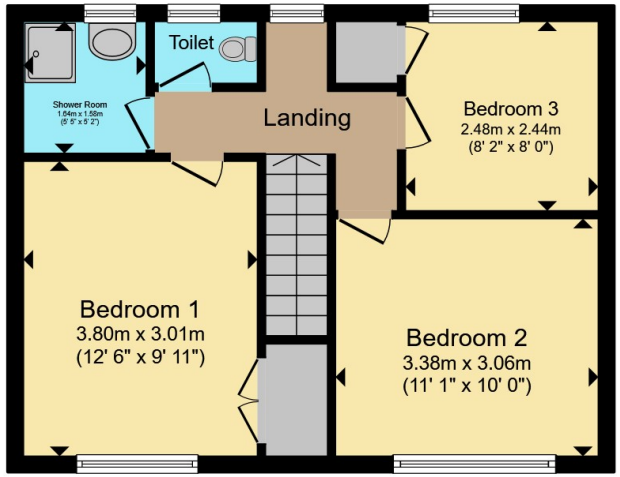








Ground Floor



First Floor

Total floor area 85.1 m² (917 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

Connells

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EPC Rating: F

Council Tax Band: A

Tenure: Freehold

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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