



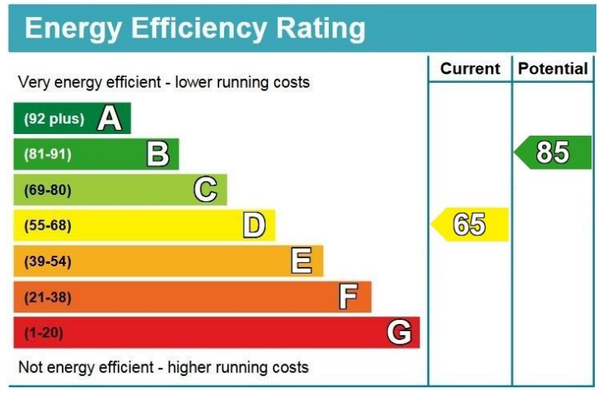












fieldpalmer ESTATE AGENTS

Bitterne
023 8042 2600



88 Manor Road North, Itchen, Southampton, Hampshire, SO19 2DU

Guide Price £260,000 Leasehold

GUIDE PRICE £260,000- £270,000! Welcome to Manor Road North! This two-DOUBLE bedroom, end-of-terraced home has been well cared for by the current owners and offers some exceptional living space. The lounge/diner is spacious and boasts a box-bay window to the front. The kitchen is modern and finished with high-gloss cabinetry and offers space for all the essential appliances. The first floor continues to impress with two well-proportioned bedrooms and a really impressive four-piece family bathroom. The garden is simply stunning! The vendors of this home had the garden landscaped, and it now offers brilliant multi-functional areas with minimal maintenance. There is gated side access, a good level of privacy and enjoys a south-easterly aspect. Other benefits include a modern boiler, installed in 2023! Viewing is simply a must!

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Approach:
Pathway leading to front door.

Entrance Hall:
Smooth ceiling, stairs rising to first floor, radiator, door to:

Lounge/Diner
24' 8" (7.52m) x 10' 9" (3.28m)::
Smooth and coved ceiling, UPVC double glazed window to front and rear, two radiators, door to:

Kitchen
12' 4" (3.76m) x 8' 9" (2.67m)::
Smooth ceiling, UPVC double glazed window to rear, UPVC double glazed window and door to side, a range of wall, base and drawer units with work surface over, stainless steel sink with drainer inset, built-in oven with gas hob and extractor over, space for appliances, wall-mounted boiler, radiator.

Landing:
Smooth ceiling, hatch providing access to loft space, cupboard housing water tank, doors to:

Master Bedroom
14' 2" (4.32m) x 10' 9" (3.28m)::
Smooth and coved ceiling, UPVC double glazed window to front, radiator.

Bedroom Two
10' 9" (3.28m) x 8' 4" (2.54m)::
Smooth and coved ceiling, UPVC double glazed window to rear, radiator.

Bathroom :
Smooth and coved ceiling, UPVC double glazed obscured window to rear, four-piece suite comprising: 'L'-shaped bath with shower screen, double shower cubicle with electric shower over, W/C, wash hand basin, tiling to principal areas, radiator.

Garden:
Fence enclosed rear garden, mainly laid to lawn, seating area, shingle to rear, gated side access.

We are advised by the vendor the lease details are as follows:
Lease - 999 years from September 1898
Ground rent - £2.50 per annum

Services
Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band
Band B

Sellers Position
Buying On

Offer Check Procedure
If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

Property Reference
FP100/241025/SM/D1



MANOR ROAD NORTH ITCHEN SOUTHAMPTON SO19 2DU

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Woolston
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023 8039 3255

Auction Department
62 High Street
West End
SO30 3DT
023 8047 4274

Lettings & Block Management
2-4 New Road
Southampton
SO14 0AA
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