



**Kathleen Road, Southampton SO19 8HG**

**welcome to**

## **Kathleen Road, Southampton**

\* THREE BEDROOM END OF TERRACE HOUSE \* BEAUTIFULLY PRESENTED THROUGHOUT \* SPACIOUS LOUNGE \* CONSERVATORY \* MODERN KITCHEN \* WELL-PRESENTED REAR GARDEN \* DRIVEWAY \* CLOSE TO LOCAL AMENITIES \*

### **Entrance Hall**

Door to the front aspect, stairs to first floor landing, radiator, door to;

### **Lounge**

15' 10" x 13' 5" ( 4.83m x 4.09m )

Double glazed window to the rear aspect, cupboard, TV point, double glazed door to the rear aspect, wood flooring.

### **Kitchen**

9' 10" x 7' 3" ( 3.00m x 2.21m )

Double glazed window to the front aspect, wall and base cupboard units, work surfaces, sink and drainer, built in electric oven and hob with cooker hood above, space for fridge/freezer, plumbing for washing machine, splash back tiles.

### **Conservatory**

11' 7" x 6' 1" ( 3.53m x 1.85m )

Double glazed windows to the rear and side aspect, double glazed door to the rear aspect, laminate flooring, electrics, lighting.

### **Landing**

Stairs from ground floor hallway, loft hatch, cupboard, doors to;

### **Bedroom One**

13' 5" x 7' 9" ( 4.09m x 2.36m )

Double glazed window to the rear aspect, radiator, carpeted.

### **Bedroom Two**

12' 2" x 6' 9" ( 3.71m x 2.06m )

Double glazed window to the front aspect, radiator, carpeted.

### **Bedroom Three**

8' 10" x 6' 4" ( 2.69m x 1.93m )

Double glazed window to the front aspect, radiator, carpeted.

### **Bathroom**

Double glazed window to the side aspect, bath with shower above, w/c, wash hand basin with cupboard below, wall mounted mirrored cupboard.

### **Rear Garden**

Enclosed rear garden with laid patio and artificial grass.





**This beautifully presented three bedroom end of terrace home is ideally located in a popular residential area, offering easy access to local amenities and convenient links to the M27, making it perfect for commuters and families alike.**

**The ground floor accommodation features a modern fitted kitchen, thoughtfully designed with a range of units and ample workspace. To the rear of the property, a spacious lounge provides a comfortable and inviting living area, with direct access into the conservatory. This additional space offers versatility and overlooks the rear garden, making it ideal for relaxing or entertaining. Upstairs, the property comprises three well-proportioned bedrooms, providing flexible accommodation for families, guests, or home working. These are served by a family bathroom, completing the first-floor layout.**



**Externally, the property benefits from a low-maintenance, well-presented rear garden, perfect for enjoying outdoor space with minimal upkeep. To the front, off-road parking adds further convenience.**



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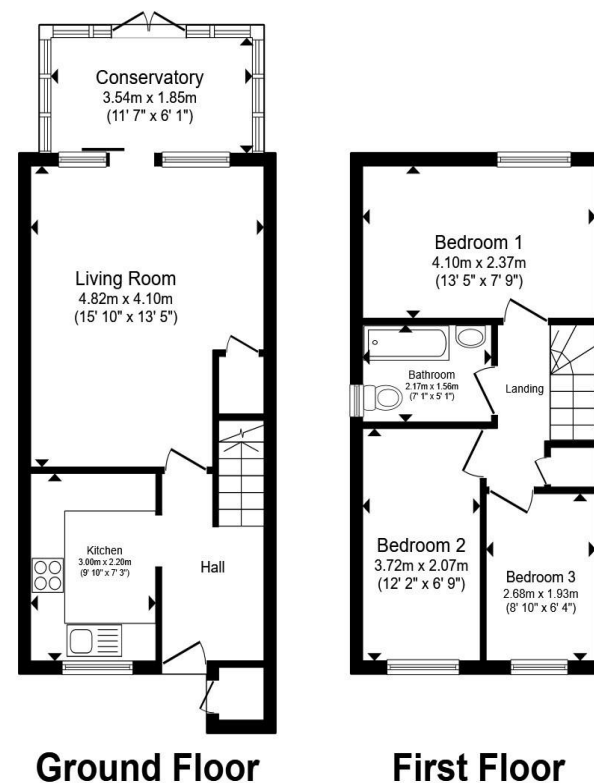
## Kathleen Road, Southampton

- End of Terrace House
- Three Bedrooms
- Beautifully Presented Throughout
- Conservatory
- Modern Kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£280,000**



Total floor area 73.0 m<sup>2</sup> (785 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](http://www.propertybox.io)



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