



**School Place, Seaward Road, Southampton SO19 2HA**

**welcome to**

## **School Place Seaward Road, Southampton**

\*TWO BEDROOM TERRACED HOUSE \* LOUNGE/DINER \* FRONT & REAR GARDENS \* ALLOCATED PARKING \* FAMILY BATHROOM \* CLOSE TO LOCAL AMENITIES & SCHOOLS \* FANTASTIC LOCATION

### **Lounge/Diner**

18' 10" x 11' 1" ( 5.74m x 3.38m )

Double glazed window to front aspect, carpeted throughout, gas radiator, dining space, opens up onto kitchen.

### **Kitchen**

11' 1" x 8' 10" ( 3.38m x 2.69m )

Wall & base mounted units, ample work top space, electric oven, gas hob, overhead extractor, undercounter plumbing for white goods, stainless steel sink & drainer, double glazed window to rear aspect, UPVC door with double glazed window onto garden, stairs leading to;

### **Landing**

Access too all rooms, leading too;

### **Bedroom One**

11' 7" x 11' 1" ( 3.53m x 3.38m )

Double glazed window to front aspect, carpets throughout, gas radiator, wardrobe space.

### **Bedroom Two**

8' 11" x 8' 10" ( 2.72m x 2.69m )

Double glazed window to rear aspect, carpets throughout, gas radiator, built in storage.

### **Bathroom**

Bath tub, overhead shower, low level w/c, wash hand basin, heated towel rail, part tiled walls.

### **Rear Garden**

Steps down to stoned area, raised decking for seating, storage unit, outside tap.

### **Parking**

Allocated space & visitor parking.





**Situated in the popular residential area of Peartree, Woolston, this well-presented two-bedroom terraced home offers comfortable living in a highly convenient location. The property has been well looked after throughout, providing a welcoming feel from the moment you step inside.**

**The accommodation is thoughtfully arranged, offering a bright and practical living space, ideal for first-time buyers, downsizers or investors alike. Externally, the home benefits from allocated parking, ensuring ease and convenience for residents and visitors.**

**One of the standout features of this property is its excellent location. Positioned within Peartree, the property is within close proximity to a range of local schools, shops and everyday amenities, making it perfectly suited for modern living. It also benefits from fantastic transport links, including easy access to the M27 motorway, while Southampton City Centre is just a short distance away for a wider selection of shopping, dining and leisure facilities.**

**For those who enjoy the outdoors, there are also lovely nearby walks to be enjoyed, adding to the overall appeal of this home.**



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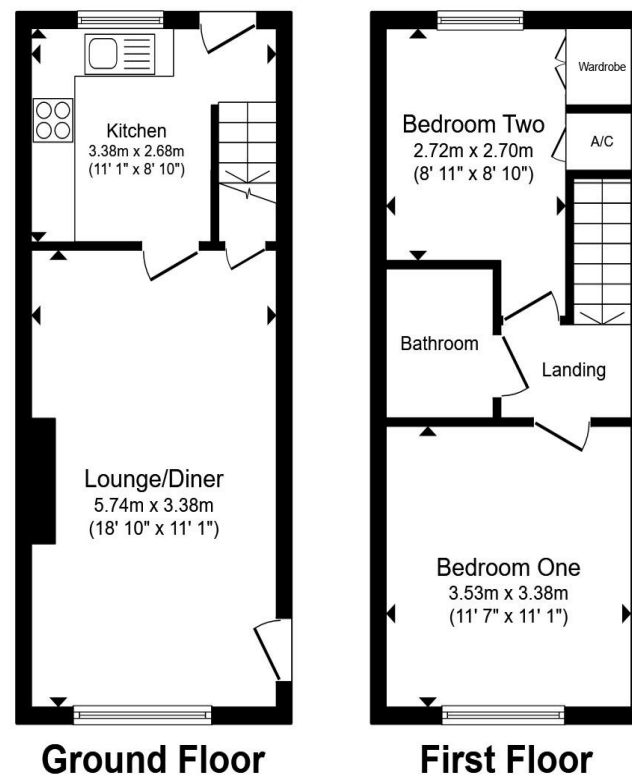
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## School Place Seaward Road, Southampton

- Two Bedroom Terraced House
- Lounge/Diner
- Front & Rear Gardens
- Allocated Parking
- Family Bathroom

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

**£230,000**



Total floor area 57.6 m<sup>2</sup> (620 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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