

# THE HOME AGENCY

*'Passion for property.'*



45 South Road, St Denys, Southampton, SO17 2JA

Asking Price £230,000

- Semi Detached House
- Double Glazing
- Downstairs Family Bathroom
- On Road Parking
- Modern Kitchen
- Large Garden
- Viewing Recommended
- Three Bedrooms
- Two Double Bedrooms
- No Forward Chain

The Home Agency why pay more!!!!!!!!!!!!!!!!!!!!!!

### Entrance Hall

Double glazed side door, Textured ceiling with smoke alarm, stairs leading to, doors leading to.

### Lounge

13'3x11'1  
Comprising of coved and textured ceiling, double glazed bay window to front aspect, wall mounted radiator, range of power points, laminate flooring.

### Kitchen/Diner

11'1x11'  
Modern fitted kitchen comprising of eye and base level units with roll edge work surfaces over. One and a half bowl stainless steel sink unit with cupboard under, stainless steel mixer tap, space and plumbing for washer dryer, space for oven, wall mounted Worcester boiler, double glazed window to rear aspect, under stairs storage cupboard with fuse board and additional storage, wall mounted double radiator, space for table and chairs.

### Rear Lobby

Fully tiled with power door leading to bathroom, doorway giving access to garden

### Bathroom

Three piece bathroom suite comprising of low level W.C, Wash hand basin with vanity unit under, bath inset with mixer taps over, shower attachment, fully tiled, wall mounted radiator, double glazed frosted window to side aspect, additional wall mounted heater, extractor fan.

### Garden

Mainly laid to lawn, to the rear of the garden is a large shed, to the side is access from the side of the property leading to secure gate.

### Staircase Giving access to landing

Textured ceiling, smoke alarm doors leading to.

### Bedroom 1

11'x10'11  
Textured ceiling, double glazed window to front aspect,, built in wardrobe, wall mounted double radiator, range of sockets.

### Bedroom 2

10'9x8'1  
Textured ceiling, Wall mounted radiator, double glazed window to rear aspect, range of power points.

### Bedroom 3

9'x6'  
Ceiling, double glazed window to rear aspect, range of power points.

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Ground Floor 31.00Msq  
First Floor 30.50Msq

ALL MEASUREMENTS ARE APPROXIMATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

