

# HUNTERS®

HERE TO GET *you* THERE



## Ludlow Road

Southampton, SO19 2ER

Asking Price £168,000



- 1ST FLOOR MAISONETTE
- ALLOCATED PARKING
- GROUND RENT £25 PER MONTH
- 592 SQ FEET
- CLOSE TO SCHOOL & AMENITIES

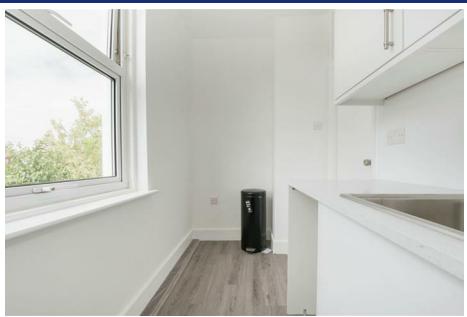
- TWO BEDROOMS
- RECENTLY MODERNIZED
- WET ROOM
- NO CHAIN
- 180 YEAR LEASE

Tel: 023 8045 8054

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Southampton, SO19 2ER

Asking Price £168,000



Hunters are pleased to bring to the market this well presented two bedroom 1st floor maisonette with it's own private entrance, allocated parking and easy access to shops, school and amenities. The property has been modernised by the current owner and offers no forward chain. Ideal for first time buyers! Please contact us today on 023 8045 8054 to arrange a viewing.

## Entrance Hall

Stairs to 1st floor, fitted carpet, smooth ceiling.

## Landing

Fitted Carpet, access to loft hatch, skinned ceiling, wall mounted electric digital heater, door to:

## Living Room

12'7" x 11'8" (3.86m x 3.58m)

Two double glazed windows to rear aspect, fitted carpet, wall mounted electric digital heater, door to:

## Bedroom 2

11'8" x 7'3" (3.58m x 2.21m)

Double glazed window to rear aspect, fitted carpet.

## Bedroom 1

14'4" x 11'10" (4.37m x 3.61m)

Double glazed window to front, fitted carpet, skinned ceiling, fitted carpet, wall mounted electric digital heater.

## Wet Room

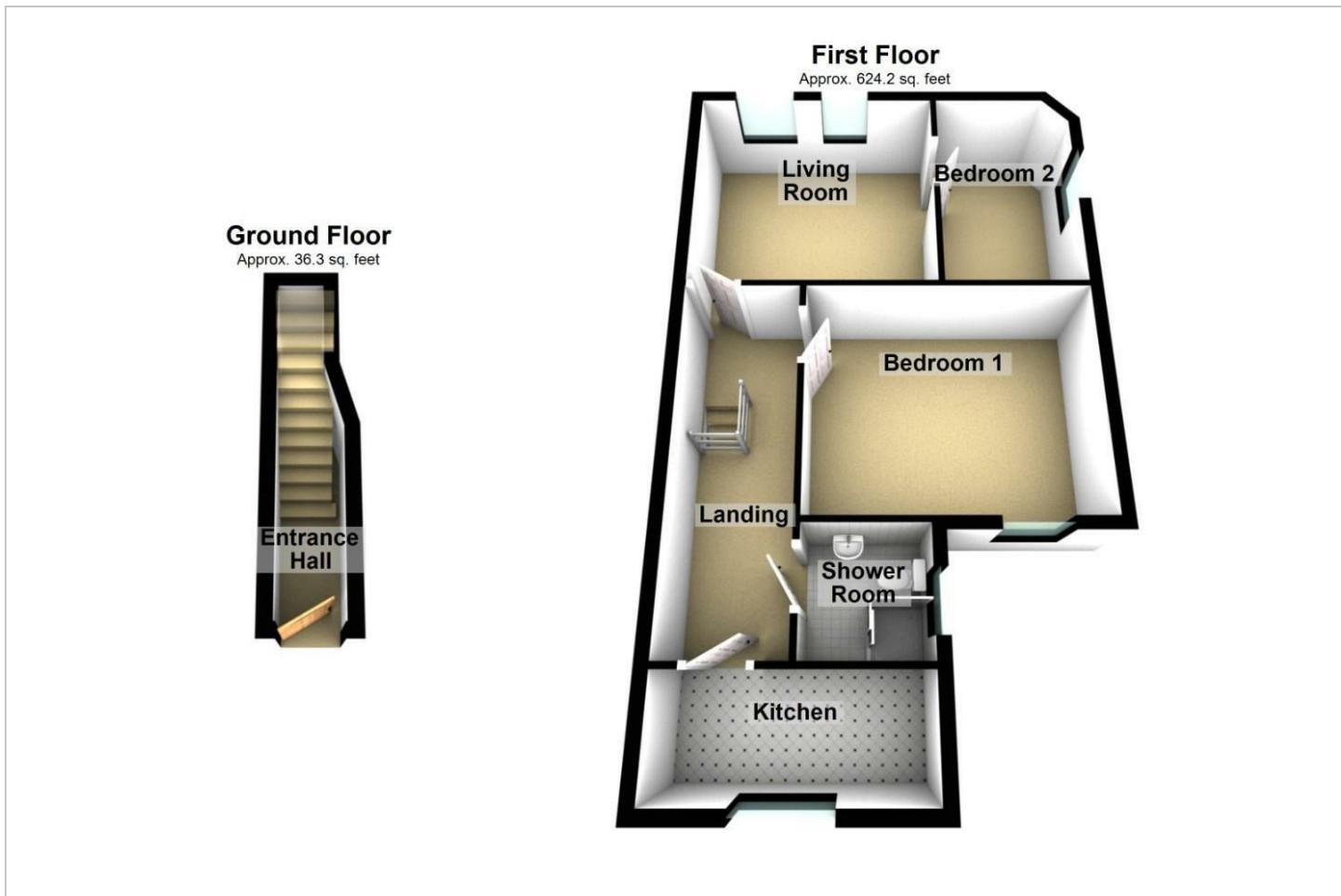
Fitted electric shower, wash hand basin and low level WC, extractor fan, fully tiled walls, double glazed window to side.

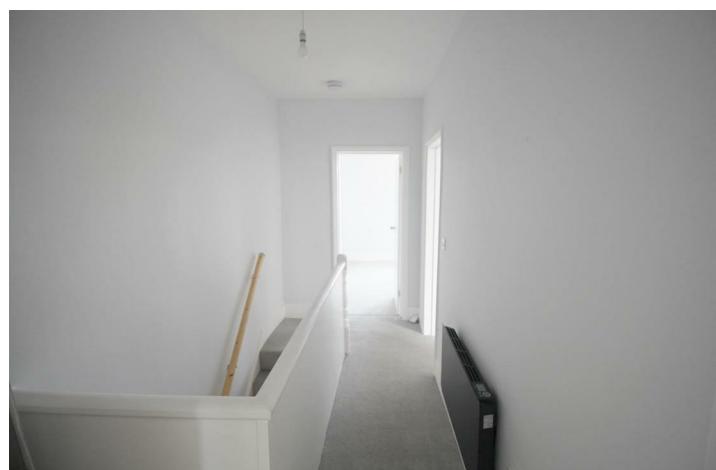
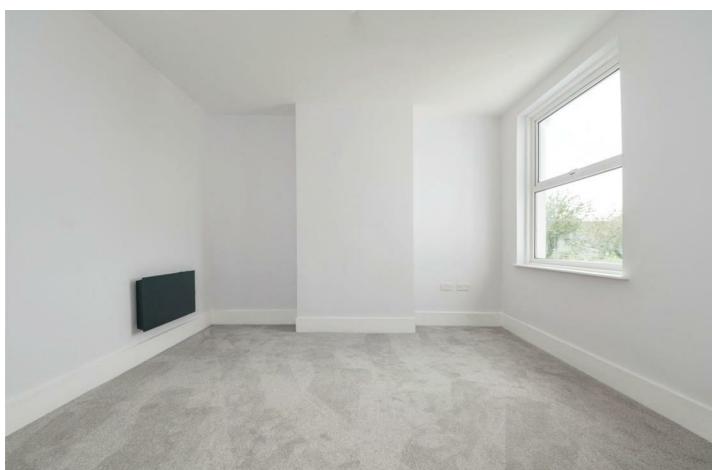
## Kitchen

11'10" x 5'1" (3.63m x 1.55m)

Fitted with a modern range of base and eye level units and drawers with worktops over, stainless steel sink unit with mixer taps, plumbing for washing machine, space for fridge freezer, built in electric oven and hob with extractor hood over, laminate flooring.

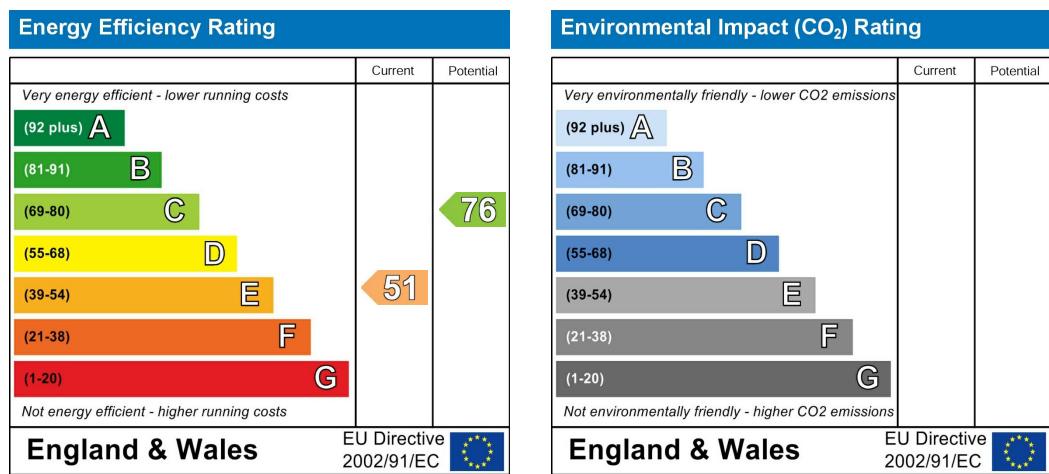
## Floorplan





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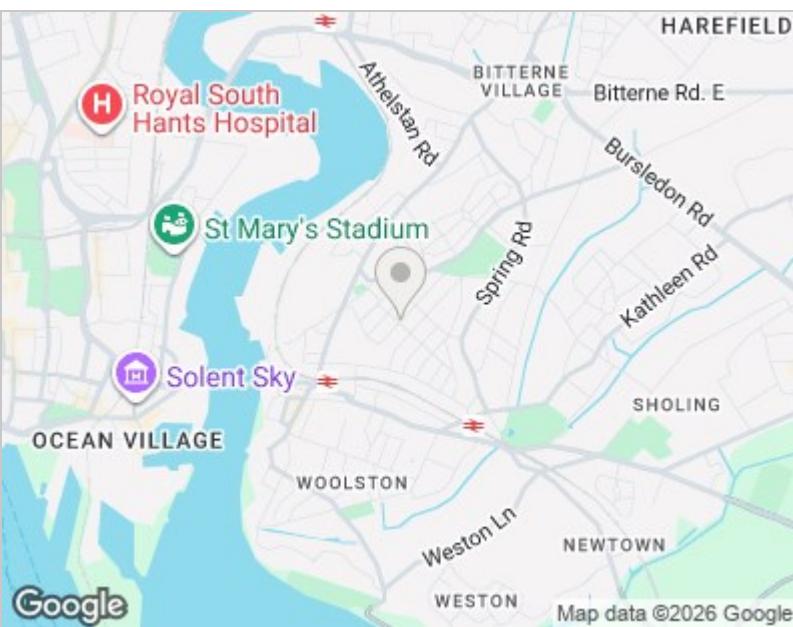
## Energy Efficiency Graph



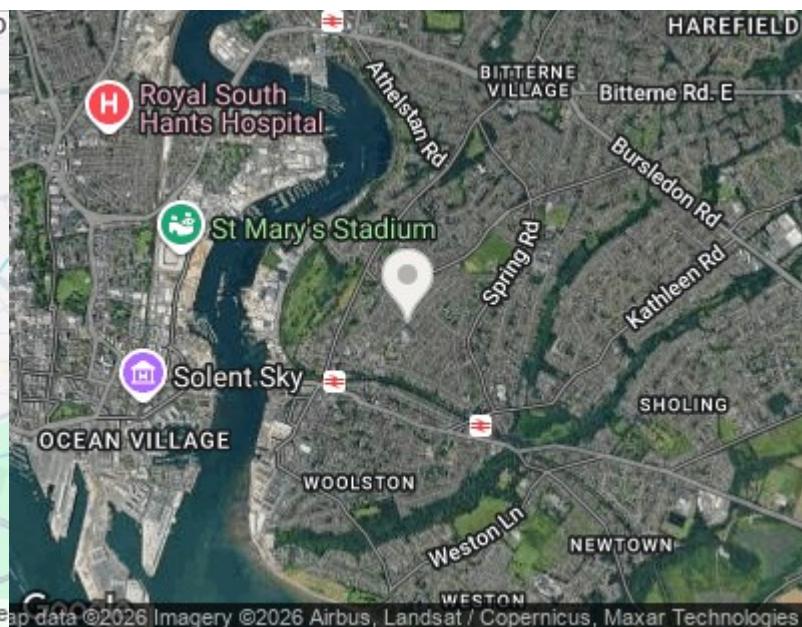
## Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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