



**Cerne Close, West End, Southampton SO18 3NG**

**welcome to**

## **Cerne Close, West End Southampton**

\* TWO BEDROOM TERRACED HOUSE \* MODERN KITCHEN/DINER \* SPACIOUS LOUNGE \* FRONT & REAR GARDENS \* OFF-ROAD PARKING \* CLOSE TO LOCAL AMENITIES \* IDEAL FOR FIRST TIME BUYERS & FAMILIES \*

### **Front Garden**

Private garden with path leading to access.

### **Entrance Porch**

Double glazed window to the front aspect, storage, access to;

### **Lounge**

13' 7" x 11' 8" ( 4.14m x 3.56m )

Laminate flooring, gas radiator, double glazed window to the front aspect, leading to;

### **Kitchen**

13' 7" x 9' 6" ( 4.14m x 2.90m )

Wall and base cupboard units, fan oven, induction hob, under counter space for white goods, space for freestanding fridge/freezer, integrated dishwasher, cupboard housing boiler, stainless steel sink and drainer, double glazed window to the rear aspect, double glazed door leading to patio.

### **Landing**

Access to all rooms, carpeted, loft access.

### **Bedroom One**

13' 7" x 11' 7" ( 4.14m x 3.53m )

Double glazed window to the front aspect, carpeted, gas radiator, built in cupboard.

### **Bedroom Two**

11' 1" x 6' 11" ( 3.38m x 2.11m )

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

### **Bathroom**

Bath tub with overhead shower, low level w/c, wash hand basin with storage underneath, heated towel rail, partially tiled walls, extractor, double glazed window to the rear aspect.

### **Rear Garden**

Enclosed rear garden with outside tap, laid to lawn and back entrance.





**Nestled in a quiet, well-established residential neighbourhood, we're delighted to welcome to the market this charming two-bedroom terraced home. With local amenities, parks, and well-regarded schools nearby, it's an ideal choice for first-time buyers or families.**

**Inside, the property boasts a spacious, welcoming lounge and a modern kitchen/diner, designed with both functionality and style in mind.**

**Upstairs, you'll find two well-proportioned bedrooms and a modern family bathroom, finished to a high standard.**

**Externally, the property continues to impress, with both front and rear gardens and off-road parking for one to two cars.**



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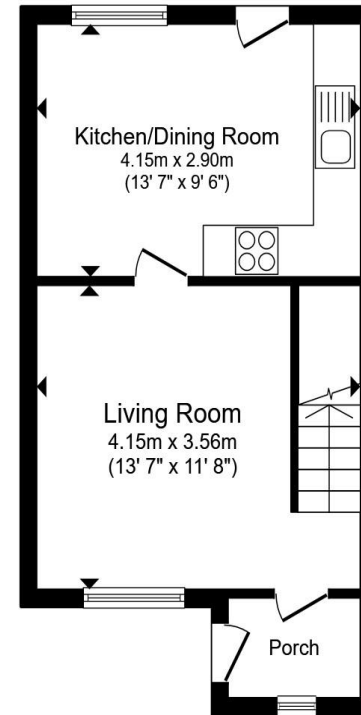
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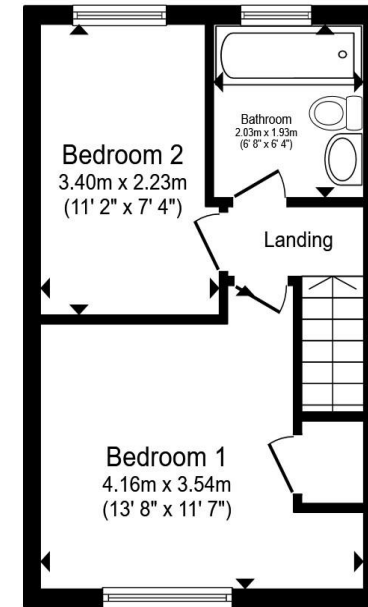
- Terraced House
- Two Bedrooms
- Modern Kitchen/Diner
- Off-Road Parking
- Front & Rear Gardens

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

**£260,000**



**Ground Floor**



**First Floor**

Total floor area 56.9 m<sup>2</sup> (613 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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Property Ref:  
BIT112963 - 0003

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**023 8044 6724**



[Bitterne@fox-and-sons.co.uk](mailto:Bitterne@fox-and-sons.co.uk)



390c Bitterne Road, Bitterne, SOUTHAMPTON,  
Hampshire, SO18 5RS



**[fox-and-sons.co.uk](http://fox-and-sons.co.uk)**