



**Gainsford Road, Southampton SO19 7AS**

**welcome to**

## **Gainsford Road, Southampton**

\* TWO BEDROOM SEMI-DETACHED BUNGALOW \* RECENTLY RENOVATED MODERN KITCHEN \* SPACIOUS LOUNGE \* TIERED REAR GARDEN \* OFF-ROAD PARKING FOR TWO CARS \* CLOSE TO LOCAL AMENITIES \* WATER VIEWS OF THE RIVER ITCHEN \*

### **Front Garden**

Driveway suitable for two cars, side access.

### **Entrance Porch**

Double glazed window to the front aspect, storage, access into main property.

### **Entrance Hall**

Access to all rooms, gas radiator.

### **Lounge**

24' 2" x 13' 3" ( 7.37m x 4.04m )  
Laminate flooring, double glazed window to the front aspect, stairs leading up to first floor, gas radiator, TV point, opens up to;

### **Kitchen**

23' 11" x 12' 4" ( 7.29m x 3.76m )  
Recently renovated kitchen with wall and base cupboard units, integrated appliances, double oven, sink and drainer, island with electric hob, overhead extractor, double glazed windows to the side and rear aspect, access to garden.

### **Bedroom One**

19' x 9' 10" ( 5.79m x 3.00m )  
Double glazed windows to the front and side aspect, carpet throughout, gas radiator.

### **Bathroom**

Bath, low level w/c, wash hand basin, double glazed window to the side aspect.

### **Bedroom Two**

13' 6" x 11' 7" ( 4.11m x 3.53m )  
Situated on the first floor with double glazed windows to the front and rear aspect, carpet throughout, storage space, gas radiator.

### **Shower Room**

Gas radiator, double glazed window to the side aspect, wash hand basin.

### **Rear Garden**

Tiered rear garden providing stunning panoramic water views of the River Itchen.





**This charming two bedroom semi-detached bungalow is perfectly positioned in a highly desirable location, offering convenient access to a range of local amenities and excellent transport links into the city centre. Enjoying stunning views across the River Itchen, the property combines peaceful surroundings with everyday practicality.**

**Inside, the home offers a well-proportioned and versatile living space. The spacious lounge boasts ample room for dining furniture and flows seamlessly into the recently renovated modern kitchen. The property benefits from a contemporary bathroom, complemented by a separate shower room for added convenience. Bedroom one is thoughtfully located on the ground floor, while the second bedroom is situated on the first floor, offering flexibility for guests, family, or home working.**

**Externally, the generous tiered rear garden boasts panoramic water views across the River Itchen. To the front, a driveway offers off-road parking for up to two vehicles. Don't miss out and arrange a viewing today!**



***view this property online*** [fox-and-sons.co.uk/Property/BIT113382](https://fox-and-sons.co.uk/Property/BIT113382)



welcome to

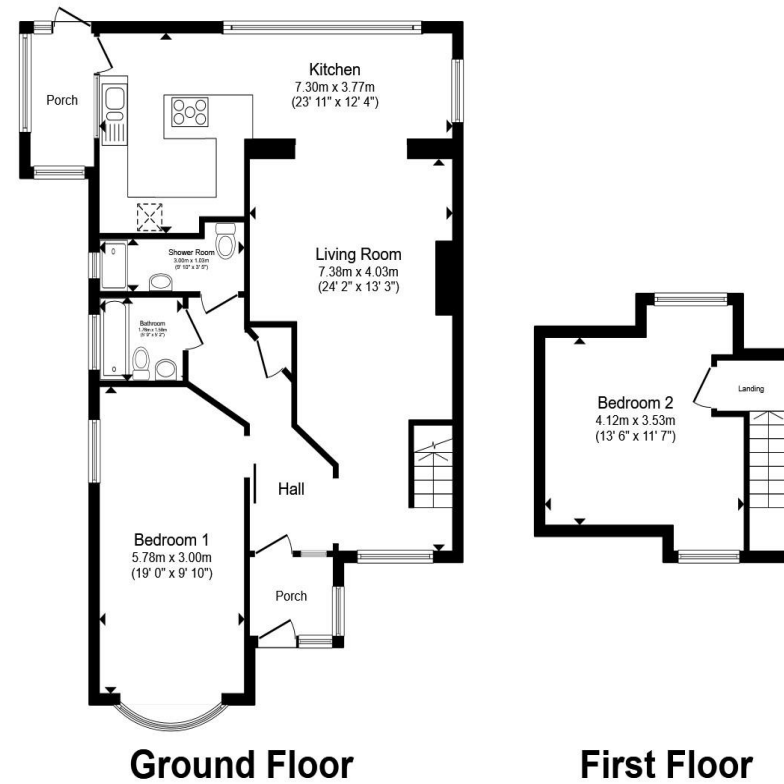
## Gainsford Road, Southampton

- Semi-Detached Bungalow
- Two Bedrooms
- Recently Renovated Modern Kitchen
- Bathroom & Separate Shower Room
- Tiered Rear Garden with Panoramic Water Views

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£280,000**



Total floor area 106.2 m<sup>2</sup> (1,143 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)

 fox & sons

**view this property online** [fox-and-sons.co.uk/Property/BIT113382](http://fox-and-sons.co.uk/Property/BIT113382)



Property Ref:  
BIT113382 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 fox & sons



**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)