



**Landseer Road, Southampton SO19 1EF**

**welcome to**

## **Landseer Road, Southampton**

\* THREE BEDROOM TERRACED HOUSE \* TWO RECEPTION ROOMS \* CONSERVATORY \* FRONT & REAR GARDENS \* RESIDENTS PARKING \* FITTED KITCHEN \* BATHROOM \* GREAT LOCATION \* CLOSE TO LOCAL AMENITIES, SCHOOLS & PARKS \*

### **Front Garden**

Private, fenced front garden with pathway leading to access and lawn area.

### **Entrance Hall**

Access to all rooms, stairs to first floor.

### **Lounge**

12' 8" x 10' 10" ( 3.86m x 3.30m )

Double glazed window to the front aspect, laminate flooring, gas radiator.

### **Dining Room**

10' 4" x 9' 9" ( 3.15m x 2.97m )

Double glazed window to the rear aspect, laminate flooring, gas radiator.

### **Kitchen**

10' 3" x 8' 9" ( 3.12m x 2.67m )

Wall and base cupboard units, worktops, electric range cooker and hob, splash back tiles, space for white goods, stainless steel sink and drainer.

### **Conservatory**

9' 3" x 6' 4" ( 2.82m x 1.93m )

Double glazed windows to the side and rear aspect, access to garden.

### **Storage**

Storage area, electrics.

### **Landing**

Access to all rooms, leading to;

### **Bedroom One**

12' 7" x 11' 2" ( 3.84m x 3.40m )

Double glazed window to the rear aspect, carpets, gas radiator, freestanding wardrobe.

### **Bedroom Two**

11' 2" x 8' 8" ( 3.40m x 2.64m )

Double glazed window to the front aspect, carpets, gas radiator.

### **Bedroom Three**

8' 8" x 7' 7" ( 2.64m x 2.31m )

Double glazed window to the front aspect, carpets, gas radiator.

### **Bathroom**

Bath with overhead shower, low level w/c, wash hand basin, tiled walls, double glazed window to the rear aspect.

### **Rear Garden**

Patio seating area, private and enclosed with rear access and storage shed.





**Situated on the popular Landseer Road, this well-presented three bedroom terraced home offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers, or those looking to upsize. Conveniently located close to local amenities, well-regarded schools, parks, and excellent transport links, a viewing is highly recommended!**

**Upon entering, you are welcomed by a bright and inviting lounge. The ground floor further benefits from a separate dining room, fitted kitchen and a conservatory. Upstairs, the property features three well-proportioned bedrooms with a family bathroom serving the first floor accommodation.**

**Externally, the low-maintenance rear garden offers a private outdoor retreat and includes a useful storage shed and handy outbuilding, perfect for additional storage. To the front, a laid-to-lawn garden enhances the property's kerb appeal, while residents parking is available.**



**Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.**

**Agents Note: Please note this property is non standard construction.**



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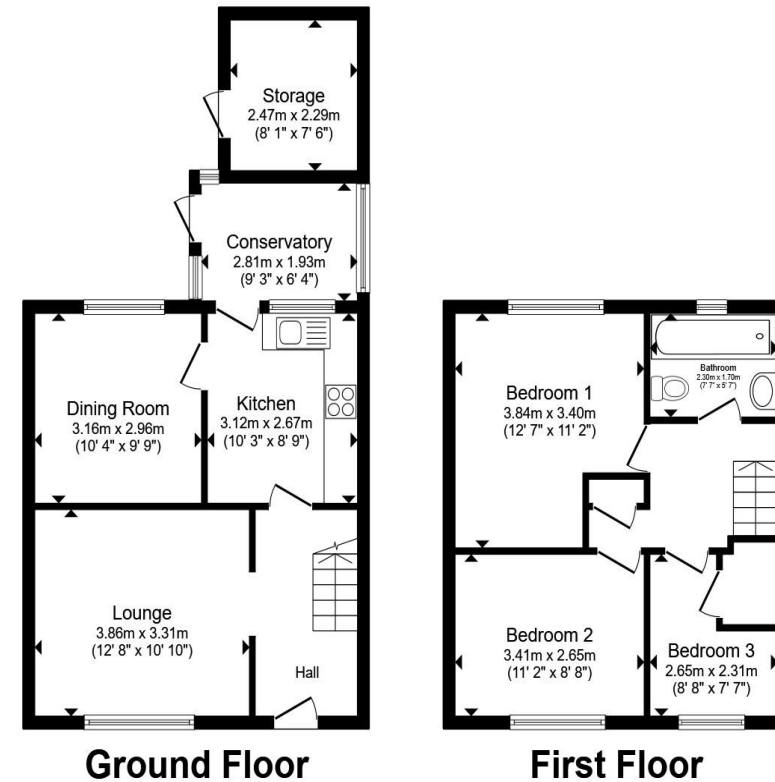
## Landseer Road, Southampton

- Three Bedroom Terraced House
- Two Reception Rooms
- Conservatory
- Fitted Kitchen
- Front & Rear Gardens

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

offers in excess of

**£240,000**



Total floor area 83.1 m<sup>2</sup> (894 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:  
BIT113463 - 0003

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