



### 3, Welland Green, Southampton, SO16 9DL £300,000

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A well-presented 3-bedroom semi-detached home offering versatile and spacious living accommodation. Light and airy throughout, this property boasts well-proportioned rooms and a contemporary feel. The modern white gloss-fronted kitchen provides a sleek and stylish space for cooking while the overall layout is ideal for both families and professionals alike.

**ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS**

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A paved path with a step up leads to a canopied entrance porch with light over. A composite door with obscure glazing opens to

### Front Garden

The front garden is enclosed by a low level brick wall accessed via a wrought iron gate. Principally laid to paving.

### Entrance Hallway

Smooth plastered ceiling, ceiling light point, upvc obscure glazed window to the front aspect, laminate floor covering, single panel radiator.

Staircase leading to the first floor landing with storage cupboard below.

### Lounge 16'2" x 12'6" (4.95 x 3.83)

Smooth plastered ceiling, ceiling light point, two upvc double glazed window to the rear aspect, continuation of laminate floor covering from the entrance hallway. Double panel radiator, provision of power points, television point.

From here a doorway leads through to the dining room.



### Dining Room 9'10" x 9'9" (3.02 x 2.99)

Smooth plastered ceiling, ceiling light point, single panel radiator, continuation of laminate floor covering. Provision of power points.

Double opening doors onto the rear garden.

From here a door leads through to the kitchen.



### Kitchen 10'11" x 8'11" (3.34 x 2.73)

The kitchen is fitted with a good range of white gloss fronted low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap. Four burner 'Bosh' gas hob with stainless steel splashback, and stainless steel chimney style extractor hood over. 'Bosch' electric fan assisted oven, integrated 'Zanussi' dishwasher, space for a tall fridge / freezer.

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, laminate floor covering. Wall mounted 'Valiant' boiler.

From here an opening leads to a rear lobby.



### Rear Lobby

Smooth plastered ceiling, linoleum floor covering, upvc obscure double glazed door giving access to the front of the property, a door opens to a utility / ground floor cloakroom.

A second door opens to a further versatile room.

### Utility / Ground Floor Cloakroom 7'6" x 5'3" (2.29 x 1.61)

Smooth plastered ceiling, ceiling light point, obscure upvc double glazed window to the front aspect, chrome heated towel rail, continuation of linoleum floor covering. Space and plumbing for an automatic washing machine, space for a tumble dryer.

Heat resistant worksurface with useful cupboard underneath, inset sink with bowl and drainer. Low level wc with dual push flush.





### **Third Reception Room 10'10" x 7'7" (3.32 x 2.32)**

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, continuation of linoleum floor covering. Provision of power points.



### **Bedroom 2 11'0" x 10'10" (3.37 x 3.32)**

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator, provision of power points.



### **First Floor Landing**

Accessed via a straight flight staircase from the entrance hallway. Smooth plastered ceiling, ceiling light point, access to the roof void, natural light is provided by a upvc glazed window to the front aspect.

### **Bedroom 1 9'11" x 9'10" (3.03 x 3.02)**

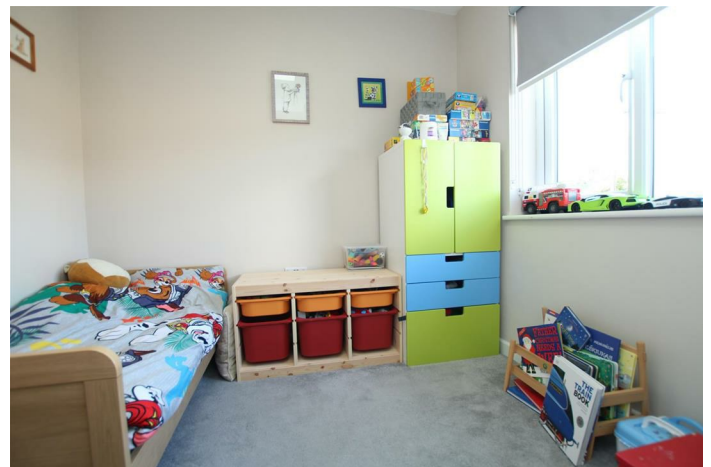
Smooth plastered ceiling, ceiling light point, upvc part obscure double glazed window to the rear aspect, double panel radiator, provision of power points.

A wardrobe provides useful storage and shelving.



### **Bedroom 3 8'0" x 6'9" (2.46 x 2.08)**

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, provision of power points. The room benefits from a cupboard providing useful storage and shelving.



### **Bathroom 9'0" x 5'7" (2.75 x 1.71)**

Fitted with a three piece white suite comprising wash hand basin set within a vanity unit, 'L' shaped bath with mono bloc mixer tap and thermotic shower valves within. Close coupled WC. Tiled to

full height in / around the bath / shower area.

Smooth plastered ceiling, ceiling light point, upvc obscure double glazed window to the side aspect, heated towel rail.



### Rear Garden

The garden is generous in proportion and is principally laid to lawn, and enclosed by timber panel fencing. A hedgerow to the rear boundary. Hardstanding available and suitable for a garden shed.

A pedestrian gate gives rear personal access to the garden.

### Council Tax Band B





**Ground Floor**



**First Floor**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	