



76 Romsey Road, Southampton, SO16 4DE

£289,950



Franklinallan estate agents are proud to offer for sale this 3 bedroom terraced house positioned in a popular area on the edge of Shirley High Street close to all its amenities and access to main roads. The property is excellently presented and is a credit to the current owners who have maintained the property to a high standard. Once inside you greeted with a long hallway leading you through to the living room facing the front, separate dining room in the middle with French doors onto rear garden and modern fitted kitchen facing the rear with direct access on to rear garden patio. Upstairs you are spoilt with a 4.53m x 4.23m master bedroom windows double glazed with attractive window shutters fitted to the bay and second window. In the middle you have another double sized bedroom, located at the rear bedroom three and then the main bathroom suite equipped with shower over bath and all presented to a high standard. The property boasts many original features with fireplaces fitted to most rooms upstairs and down, property other features include double glazed windows, gas central heating, attractive rear garden with patio and rear access gate all in all a lovely and well cared for property. Viewings internally are therefore highly recommended simply contact our estate agency and we'll make all the necessary arrangements.

- 3 bed terraced house
- Lounge and separate dining room
- Modern fitted kitchen
- Attractive rear garden
- Gas central heating
- Double glazed windows
- Many original features
- Fire places

- Modern fitted bathroom suite
- Viewing recommended

Hallway

Stairs leading to first floor landing, radiator, understairs storage area with built in cupboard, doors to

Lounge *4m 18cm by 3m 49cm (13' 9" by 11' 5")*

Into double glazed bay window to front aspect with fitted window shutters, radiator, fireplace.

Dining room *3m 50cm by 2m 88cm (11' 6" by 9' 5")*

Double glazed French style doors to rear garden, radiator.

Kitchen *Max 4m 66cm by 2m 74cm (15' 3" by 9')*

Modern fitted kitchen comprising of inset butler sink double drainer with swan neck mixer taps over, cupboard under further eye and base level units, work surfaces, built in cooker, built in four ring gas hob, space for fridge freezer, space for washing machine, tiled floor, double glazed door to rear garden, ceiling spot lighting.

Landing

Split level landing area, access to loft space, built in cupboard, doors to

Bedroom one *4m 53cm by 4m 23cm (14' 10" by 13' 11")*

Into double glazed bay window to front aspect with fitted window shutters, further double glazed window to front aspect with matching window shutter, radiator, stained floor boards.

Bedroom two *3m 50cm by 2m 87cm (11' 6" by 9' 5")*

Double glazed window to rear aspect, radiator, stained floor boards, fireplace.

Bedroom three *2m 73cm by 2m 10cm (8' 11" by 6' 11")*

Double glazed window to rear aspect, wall mounted gas central heating boiler, built in cupboard.



Bathroom 2m 30cm by 1m 70cm (7' 7" by 5' 7")

White suite comprising of panelled bath with shower over and fitted shower screen, pedestal wash hand basin, close coupled WC, towel rail, double glazed window to side aspect, tiled flooring.

Outside

Rear garden-paved patio area leading to lawn garden, enclosed by timber fencing, flower and shrub border, rear timber gate, built in storage cupboard at the back of the house.

Franklinallan

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Services Connected

Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as their working order.

All Measurements

All measurements are approximate, all measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact Jason Franklin should you have any queries and we will try our utmost to assist.

