





Property Description

Charming Two-Bedroom Semi-Detached
Character Property - Lake Road,
Southampton

Located on the popular Lake Road, this attractive two-bedroom semi-detached character home offers spacious and well-presented accommodation throughout. The property features a fitted kitchen, a comfortable lounge with a feature fireplace, a separate dining room, and a useful utility room.

Upstairs are two good-sized bedrooms and a stylish modern family bathroom. Outside, the generous rear garden includes a patio area, lawn, garden shed, and convenient side access to the front of the property, making it ideal for relaxing and entertaining.

Additional benefits include newly fitted windows throughout, completed damp-proofing works, and a boarded loft providing excellent storage space.

A fantastic opportunity to purchase a well-maintained character home in a convenient Southampton location. Early viewing is highly recommended.

Lounge

Double glazed window to front aspect. Gas central heating radiator.

Dining Room

Double glazed window to rear aspect. Gas central heating radiator.

Kitchen

Double glazed window to side aspect. Wall and base units. Space for dishwasher. Sink and drainer. Double oven with gas hob and extractor fan.

Utility Room

Space for fridge/freezer. Space for washing machine and tumble dryer.

Landing

Gas central heating radiator.

Bedroom 1

Double glazed window to front aspect. Gas central heating radiator.

Bedroom 2

Double glazed window to rear aspect. Gas central heating radiator. Built in wardrobe.

Bathroom

Double glazed window to side aspect. WC. Vanity sink. Bath and shower. Gas central heating towel radiator. Extractor fan.

Rear Garden

Side access. Patio area. Grass area. Garden shed.

Agent Notes

"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."

Key Features

- Two-bedroom semi-detached character property
- Spacious lounge with feature fireplace
- Separate dining room
- Fitted kitchen with adjoining utility room
- Modern family bathroom
- Generous rear garden with patio and lawn
- Side access and garden shed
- New windows, damp-proofed, and boarded loft for storage









Total floor area 77.0 m² (829 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



To view this property please contact Connells on

T 02380 422080
E Bitterne@connells.co.uk

2 West End Road Bitterne
 SOUTHAMPTON SO18 6TG

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BTN107835



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BTN107835 - 0006