



Holt Road, Southampton SO15 2HU

welcome to

Holt Road, Southampton

Presented to an excellent standard throughout and offered to the market with no onward chain, this attractive two-bedroom end-of-terrace home is an ideal purchase for first-time buyers, investors, or those seeking a well-maintained property in a convenient Southampton location.



Upon entering, you are welcomed into a bright and spacious open-plan living and dining room measuring approximately 16ft in length, creating a versatile and sociable living space with ample room for both lounge and dining furniture. The generous proportions and natural light combine to create a comfortable and inviting atmosphere throughout the ground floor.

To the rear of the property, the kitchen has been thoughtfully designed with a range of wall and base units, complementary work surfaces, and stylish finishes whilst providing space for all essential appliances.

Stairs rise from the ground floor to the first-floor landing, which benefits from a useful storage cupboard and access to the loft space. The accommodation comprises two well-proportioned bedrooms, including a generous principal bedroom and a second bedroom. Completing the first floor is a modern three-piece family bathroom fitted with a panel-enclosed bath with shower over, wash hand basin and WC.

To the rear, residents have access to private off-road parking, a valuable feature rarely found with properties of this type.

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.

Living Room

16' x 9' 8" (4.88m x 2.95m)

Kitchen

13' 1" x 5' 9" (3.99m x 1.75m)

Bedroom One

9' 9" x 9' 8" (2.97m x 2.95m)

Bedroom Two

9' 8" x 5' 11" (2.95m x 1.80m)

Bathroom



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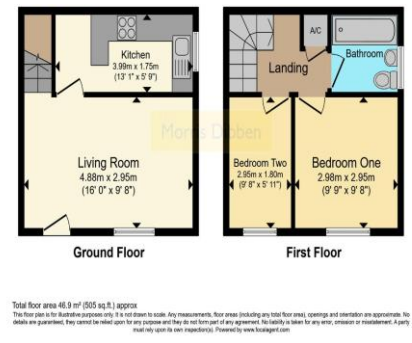
Holt Road, Southampton

- Offered with No Onward Chain
- Spacious Open-Plan Living/Dining Room
- Modern Kitchen
- Loft Access and Additional Storage
- Private Residents' Off-Road Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SOU118283 - 0004

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.


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