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## EDGEHILL ROAD, SOUTHAMPTON, SO18 2AJ



**ATTRACTIVE AND NEWLY REFURBISHED THREE BEDROOM SEMI-DETACHED PROPERTY WITH CONTEMPORARY  
INTERIORS, A DRIVEWAY AND GARAGE IN A POPULAR RESIDENTIAL LOCATION. NO FORWARD CHAIN.**

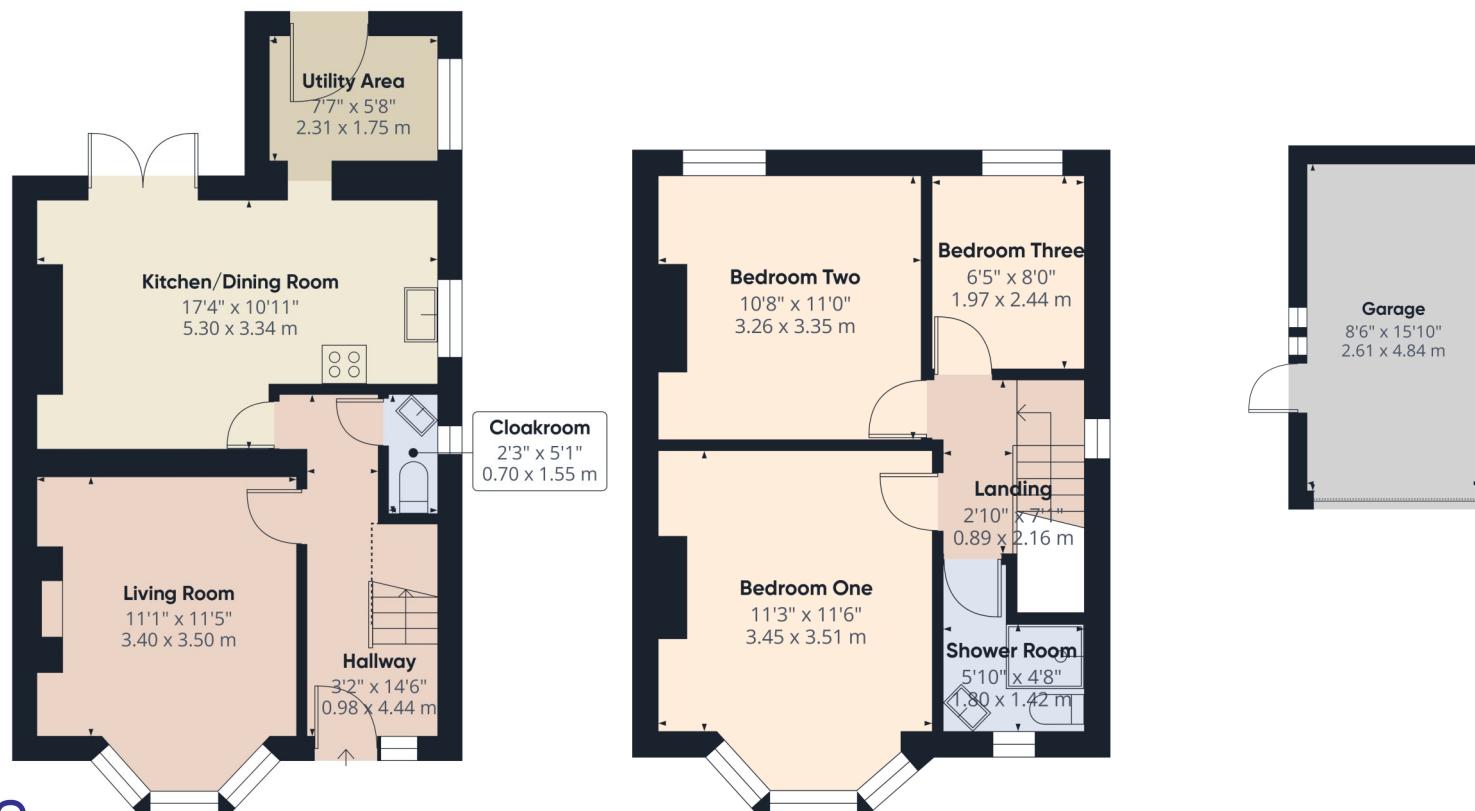
**£350,000 Freehold**

This beautifully presented three bedroom semi detached house has undergone a full refurbishment programme by the current owner and is being offered for sale with no onward chain. Built in the late 1920's of brick elevations under a pitched tiled roof, the property benefits from double glazing and gas fired heating. Neutrally decorated throughout, this lovely home offers the new owner the opportunity to move with minimal fuss.

Briefly the ground floor comprises a hallway, living room, kitchen/dining room, utility area and cloakroom. On the first floor are three bedrooms and a shower room. Externally, is a driveway, detached garage and an enclosed rear garden.

The location of this lovely home is a significant selling point. It is ideally situated for public transport links into Southampton City Centre and is in close proximity to local schools and amenities. The nearest schools include, Bitterne Park Secondary School, Townhill Infant and Junior Schools and the Gregg Independent School. This convenience makes it an even more attractive choice for families and couples looking to settle down in an accessible locality. Bitterne Village is the closest shopping area where you will find a variety of shops, services and eating establishments.

Don't miss out on the opportunity to make this your next home. Call us today to arrange a viewing.



Approximate total area<sup>(1)</sup>

804 ft<sup>2</sup>  
74.7 m<sup>2</sup>

Reduced headroom  
12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Ground Floor Accommodation

Upon entering the property, you are greeted by the hallway offering doors to principal rooms and stairs rising to the first floor. Engineered wood flooring flows through much of the ground floor accommodation. The cloakroom comprises a wash hand basin, WC and a heated towel radiator. The living room benefits from a newly fitted carpet and boasts a front elevation bay window with views over the driveway. This room is perfect for relaxing and offers a fireplace which will undoubtedly make a lovely focal point for the new owner.



The kitchen dining room is a beautiful, light filled social space, ideal for entertaining, with a window to the side aspect and French doors opening onto the patio offering a seamless transition from indoor to outdoor living. The kitchen will prove popular with culinary enthusiasts and comprises a range of matching wall and floor mounted units with a worksurface over. Integrated appliances include, an electric oven, electric hob with an extractor above and a fridge/freezer. There is space for a slimline dishwasher and a cupboard houses the recently installed, gas fired combination boiler, operated via a Hive thermostat. The kitchen opens into a spacious utility area with a side aspect window and a door into the rear garden. There is space and plumbing for a washing machine with a worksurface above.



### First Floor Accommodation

Ascending to the first floor, the landing offers natural light courtesy of a side elevation window, and a loft hatch into the attic space. The bedrooms are accessed through oak veneered doors. Bedroom one, is a well-proportioned double room boasting a front elevation bay window. Bedroom two, is a further double room with a rear aspect window offering views over the garden. Bedroom three benefits from a rear elevation window. The contemporary shower room has an obscured window to the front and comprises a shower cubicle with rainfall effect shower, a vanity wash hand basin and a WC.



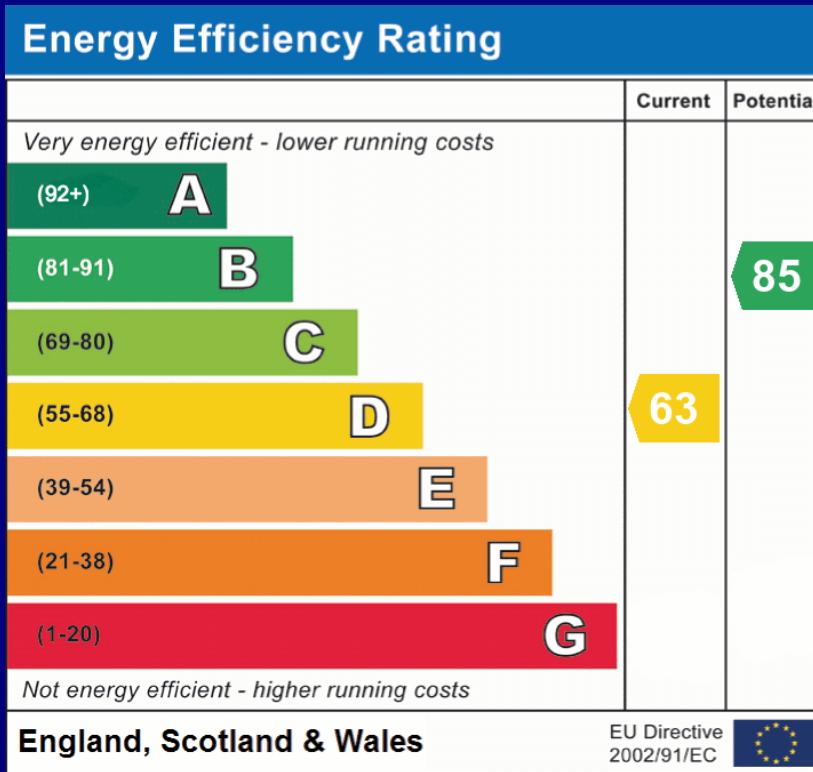
## Outside

The property is approached via a block paved and tarmacadam driveway providing that all important off-road parking and leading to the entrance door under a canopied porch. There is a pedestrian gate into the rear garden.

The rear garden is fully enclosed and largely laid to lawn with decorative planted borders. There is a detached garage (restricted vehicle access) with an up and over door to the front aspect and pedestrian access to the side. A lovely paved patio, adjacent to the property, offers an ideal space for outdoor entertaining and al fresco dining.







**COUNCIL TAX BAND: C** Southampton City Council. Charges for 2025/26 £2014.61.

**UTILITIES:** Mains gas, electricity, water and drainage.

**Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.**

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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.