





# 55 Avon Road, Midanbury, Southampton, SO18 4FP

**£290,000**

Stanford Estate Agents are delighted to offer for sale this three bedroom bay fronted, semi detached family home, ideally situated in this highly sought after location. This property offers spacious and versatile accommodation including two good sized reception rooms, a 17ft family room, fitted kitchen and an upstairs family bathroom. Benefits include a decent size secluded private rear garden, garage and ample off road parking. This property would benefit from some internal modernisation and would make a perfect first time buy or rental investment. Internal viewings are strongly recommended to avoid disappointment. **NO FORWARD CHAIN.**

Entrance Porch:

Entrance Hall:

Stairs to first floor landing, radiator, under stairs cupboard, through to living room and kitchen

Living Room: (14'1" x 11'10")

Bay fronted double glazed window, double radiator, wood flooring, gas coal affect fire place, open plan to dining room

Dining Room-: (11'10" x 11'3")

Wood flooring, radiator, through to family room.

Family Room: (17'11" x 8'10")

Double glazed windows to rear and side, space and plumbing for a washing machine, double doors to rear aspect.

Kitchen: (11'3" x 7'10")

Double glazed window to side aspect, range of wall and base level units and rolled edge worksurfaces, gas cooker point, space for fridge/freezer, through to family room.

First Floor Landing:

Double glazed window to side aspect, access to loft space, doors to bedrooms and family bathroom.

Bedroom One: (14'0 x 11'10")

Bay fronted double glazed window, double radiator, space for wardrobes.

Bedroom Two: (11'3" x 8'10")

Double glazed window to rear aspect, double radiator, built in wardrobes.

Bedroom Three: (9'1" x 8'10")

Double glazed window rear aspect, radiator.

Family Bathroom:

Double glazed window to front aspect, panel enclosed bath, low level WC, pedestal wash hand basin, part tiled walls.

Front Garden:

Laid to lawn with shrub borders, path leading to front door, driveway proving off street parking.

Rear Garden: Secluded, mainly to lawn with shrub borders, raised patio and paved seating and entertaining area, panel fence surround, access to side, access to garage

Garage:

Good size single.

Other Information:

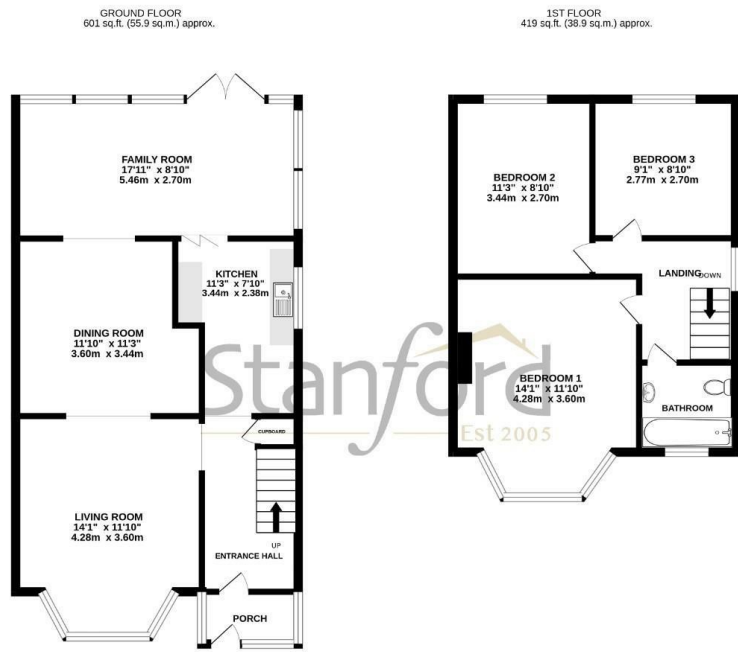
Local Council: Southampton City Council

Council Tax Band: C

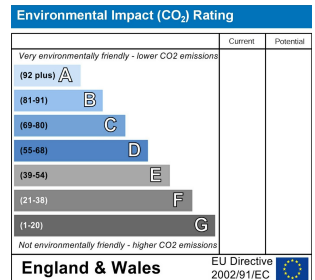
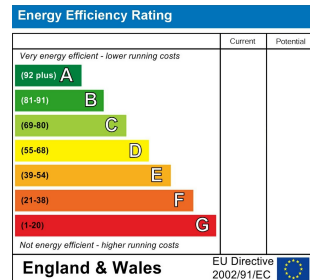
Local Primary School: Bitterne Park Primary School

Secondary School: Bitterne Park School

Sellers Position: No Forward Chain



TOTAL FLOOR AREA: 1020 sq ft. (94.8 sq m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agent and appliances shown here are not intended to be a guarantee, but are for information only and subject to change without notice.



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