



Caxton Avenue, Southampton SO19 5LJ

welcome to

Caxton Avenue, Southampton

* THREE BEDROOM DETACHED FAMILY HOME * OPEN PLAN KITCHEN/DINER * UTILITY ROOM * TWO STORAGE ROOMS * DOUBLE GARAGE * OFF-ROAD PARKING FOR 3 CARS * REAR GARDEN * WET ROOM & BATHROOM * MEZZANINE * GREAT LOCATION *

Entrance Hall

Entrance door to the side aspect, radiator, carpeted, doors to;

Lounge

20' 2" x 12' 8" (6.15m x 3.86m)

Dual double glazed windows to the rear aspect, TV point, carpet and wood flooring, fitted cupboard housing boiler, wooden beams, spiral stairs to lower ground level.

Kitchen/Diner

20' 1" x 15' (6.12m x 4.57m)

Located on the lower ground floor level with double glazed window to the rear aspect, double glazed French doors to the rear aspect, wall and base cupboard units, work surfaces, built in electric oven and hob, extractor hood, breakfast bar, tiled flooring, door to;

W/C/Utility Room

Located on the lower ground level with work surfaces, plumbing for washing machine heated towel rail, w/c, wash hand basin, tiled flooring, space for washing machine and tumble dryer.

Bedroom One

12' 8" x 10' (3.86m x 3.05m)

Located on the ground floor with double glazed bay window to the front aspect, radiator, laminate flooring.

Bedroom Two

12' 8" x 9' 11" (3.86m x 3.02m)

Located on the ground floor with double glazed bay window to the front aspect, radiator, laminate flooring.

Wet Room

Double glazed window to the side aspect, shower, w/c, wash hand basin, extractor fan.

Bathroom

Double glazed window to the side aspect, bath with mixer taps and shower above, wash hand basin with cupboards below, w/c, extractor fan, partially tiled walls.

Bedroom Three

10' 3" x 10' (3.12m x 3.05m)

Double glazed window to the side aspect, carpeted, radiator.

Mezzanine

Carpeted, fitted cupboards, storage in eaves, sky light window, fitted ladder.

Garage

Double garage with concrete hard standing, light and electrics running off own fuse, access down rear service road, roller shutter door.





We're delighted to welcome to the market this unique three bedroom detached family home, offering spacious and flexible accommodation, with excellent access to well-regarded local schools and a range of nearby amenities.

Upon entering, you are welcomed by an entrance hall with doors leading to a generously sized lounge, three well-proportioned bedrooms, a wet room, and a separate family bathroom. The lounge provides a bright and comfortable living space and features stairs leading down to the lower ground level.

The lower ground floor reveals a stylish and modern kitchen/diner with direct access to the rear garden. This level also benefits from a convenient utility room/W/C and two additional storage rooms, offering great practicality. To the upper level, a mezzanine adds further versatility, perfect for use as a home office, hobby space or occasional guest accommodation.

Externally, the property boasts a well-presented rear garden, ample off-road parking and a double garage. Early viewing is highly recommended to fully appreciate the space, flexibility and superb location this fantastic home has to offer.



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welcome to

Caxton Avenue, Southampton

- Three Bedroom Detached Home
- Open Plan Kitchen/Diner
- Double Garage & Off-Road Parking
- Mezzanine
- Utility Room/Downstairs W/c

Tenure: Leasehold EPC Rating: D

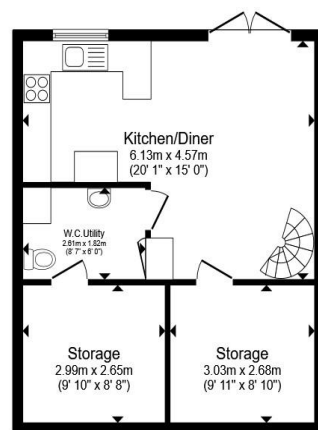
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

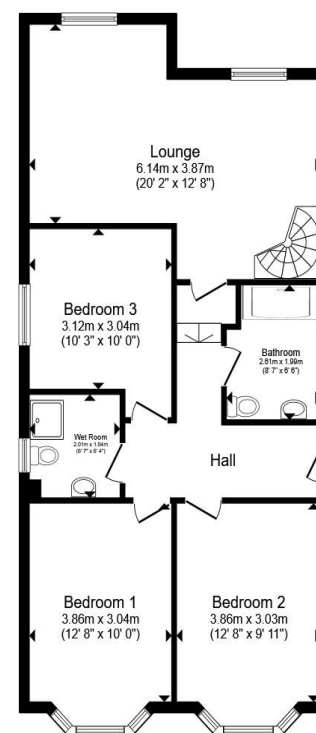
This is a Leasehold property with details as follows; Term of Lease 1000 years from 29 Sep 1869.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

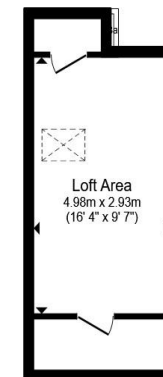
£375,000



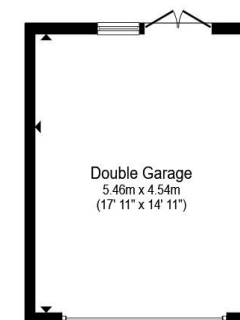
Lower Ground Floor



Ground Floor



Mezzanine



Garage

Total floor area 165.6 m² (1,783 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



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Property Ref:
BIT113251 - 0003

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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