

EPC: C



Morris Dibben

Leybourne Avenue, Southampton, Hampshire

Guide Price: £220,000



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Situated in the ever-popular Leybourne Avenue, this exceptionally spacious three-bedroom semi-detached home is presented in excellent condition throughout and offers generous accommodation, making it an ideal purchase for families, first-time buyers, or those looking to upsize.

Upon entering the property, you are welcomed by a bright entrance hallway which provides access to the principal living accommodation. To the left, the well-proportioned lounge offers a comfortable and inviting space, beautifully presented and perfect for both relaxing and entertaining.

Continuing through the property, the heart of the home is undoubtedly the impressive open-plan kitchen and dining area. This modern and sociable space features a breakfast bar, ample worktop and storage space, and provides an ideal setting for family life and hosting guests. Leading from the kitchen is a practical utility area with the added convenience of a ground floor WC.

Externally, the property boasts a substantial layered rear garden which has been thoughtfully designed to provide multiple seating and entertaining areas, allowing you to enjoy the outdoor space throughout the day. A useful garden lean-to offers additional storage and further enhances the practicality of the garden.

Upstairs, there are three well-sized bedrooms and a contemporary shower room, all presented to a good standard.

Further benefits include gas central heating, double glazing, and excellent overall presentation throughout.

Location

Leybourne Avenue is a highly regarded residential location offering convenient access to a range of local amenities, including shops, schools, and recreational facilities. Excellent transport links provide easy access to Southampton city centre, the M27 motorway network, and nearby public transport connections, making it an ideal setting for commuters and families alike.

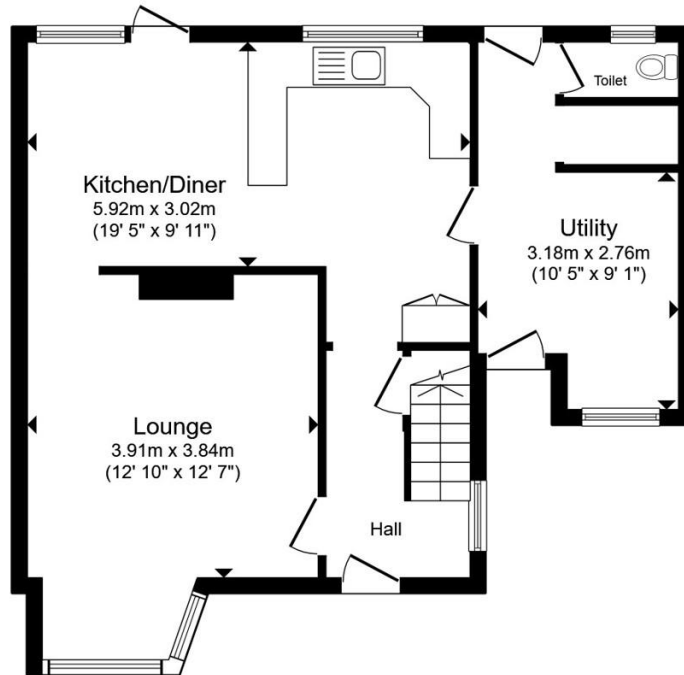
Nearby parks and green spaces further add to the appeal of this sought-after location.

Viewing is highly recommended to fully appreciate the space, presentation, and superb family-friendly accommodation on offer.

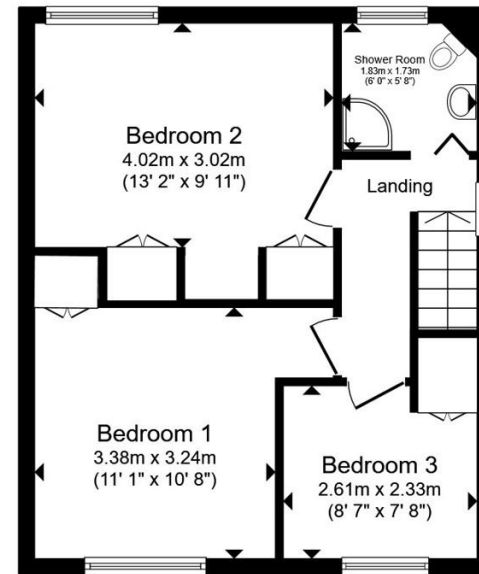








Ground Floor



First Floor

Total floor area 100.6 m² (1,083 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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Council Tax Band: **B**

Tenure: **Freehold**

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Viewing arrangement by appointment: **023 8044 5800**

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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