



# 68 Porlock Road

Millbrook, Southampton SO16 9TD

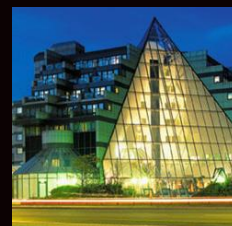
- £175,000

There is a rare opportunity to purchase this stunning three bedroom end of terrace family house in the sought after location of Porlock Road, Millbrook.

This house benefits from well-proportioned living accommodation as well as a separate sun lounge.

There is off road parking for two/three cars.

An early viewing is recommended to avoid later disappointment.



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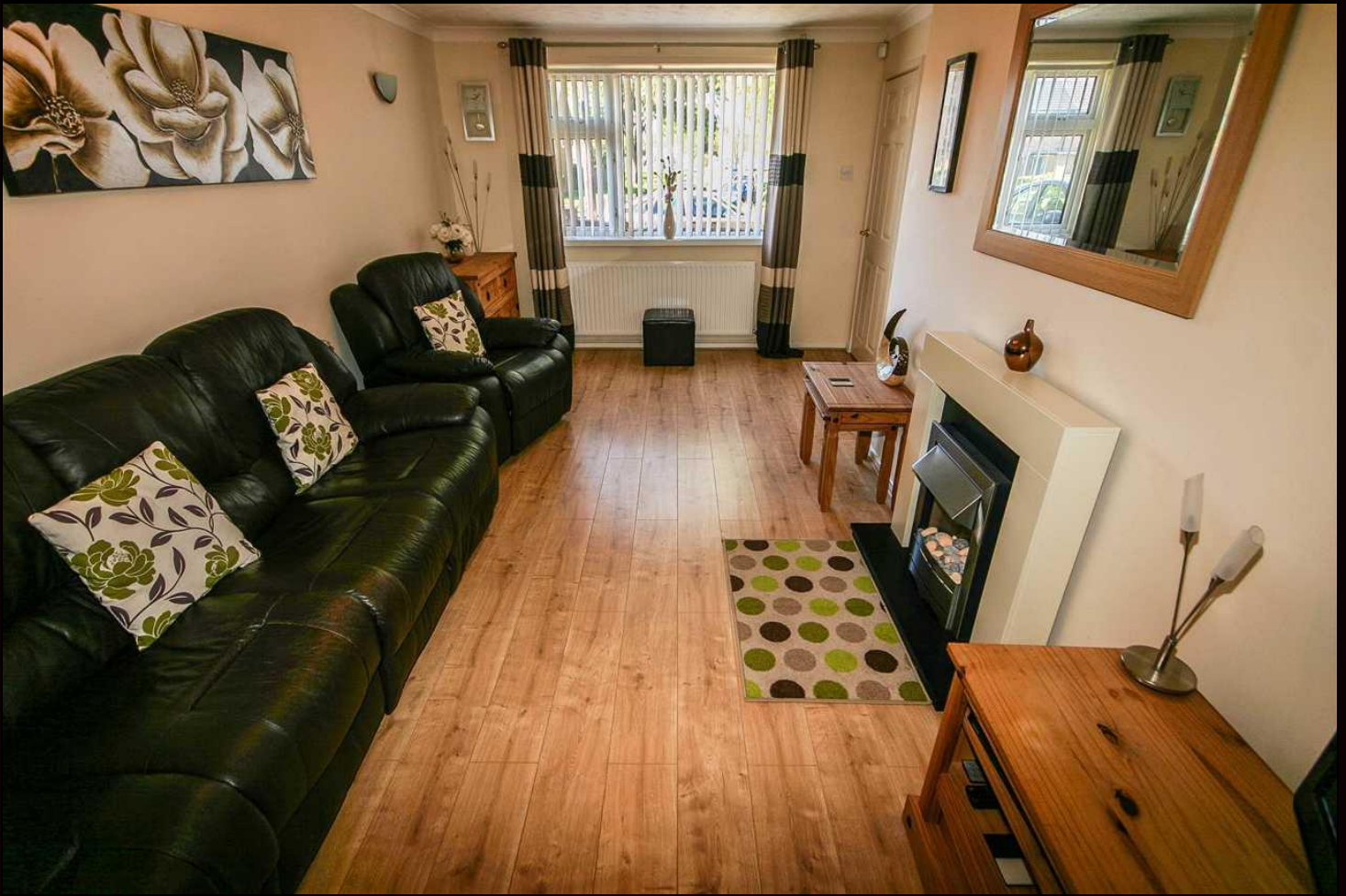
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#### Front

Paved driveway providing off road parking for 2/3 vehicles remainder laid to lawn with shingle borders. Double gates at side providing access to rear of property. Covered Entrance. UPVC frosted front door to:-

#### Hallway

Textured coved ceiling, recess cupboard housing fusebox, gas and electric meters, wall mounted alarm panel, wall mounted thermostat, radiator, understairs recess area and laminate flooring. Stairs to First Floor Landing.

#### Lounge 5.59m (18'4") x 3.17m (10'5")

Textured coved ceiling, alarm sensor, double glazed window to front aspect, double glazed picture window to rear aspect. Range of wall mounted lamps, television point, and satellite point. Pebble effect electric fireplace with granite style hearth and mantle over. Radiator and laminate flooring.

#### Dining Room 2.74m (9'0") x 2.18m (7'2")

Textured coved ceiling, double glazed window to front aspect, telephone point, radiator and laminate flooring.

#### Kitchen 4.44m (14'7") x 2.74m (9'0")

Smooth ceiling, picture window to rear aspect, overhead window to side aspect, ceramic bowl sink with swan neck mixer taps and cupboards under, space for 4 ring gas hob with oven/grill under and extractor fan over. Range of matching wall and base level units with under unit lighting. Space for fridge and space for separate freezer. Radiator, cloak cupboard and tiled flooring.

#### Part glazed door to:-

#### Sun Lounge 6.63m (21'9") x 1.73m (5'8")

Brick and glazed construction with door to side aspect offering access to garden. Space for and plumbing for washing machine. Space for fridge/freezer. Wall mounted boiler. Space for tumble dryer. Wall mounted thermostat . Power and lighting.



#### First Floor Landing

Textured coved ceiling, airing cupboard housing hot water tank, and wall mounted alarm sensor.

#### Bedroom 1 3.81m (12'6") x 3.12m (10'3")

Textured coved ceiling, double glazed window to front aspect, radiator, television point, satellite point, dimmer switch, integrated cupboard with hanging and shelving space.

#### Bedroom 2 3.20m (10'6") x 2.97m (9'9")

Textured ceiling, double glazed window to front aspect, radiator, television point, and integrated cupboard with hanging and shelving space.

#### Bedroom 3 2.49m (8'2") x 2.18m (7'2")

Textured ceiling, double glazed window to rear aspect, radiator, telephone point, dimmer switch and integrated cupboard with hanging and shelving space.

#### Bathroom 1.65m (5'5") x 1.70m (5'7")

Textured ceiling, recessed spotlights, extractor fan, double glazed frosted windows to rear aspect, panelled bath with overhead electric shower and tiling from top to bottom and shower screen. Feature wash hand basin with cupboards under, laminate flooring and radiator.

#### W/C

Textured ceiling, double glazed frosted window to rear aspect, low level W/C, corner wash hand basin with tiled splash backs over, medicine cabinet, and laminate flooring.

#### Garden

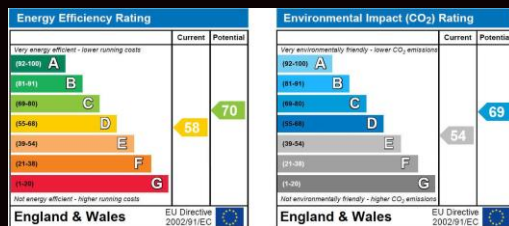
Predominately laid to lawn with paved patio area, and stepping stone pathway leading to garage.

#### Garage

Double doors, power and lighting, patio area at side with pathway leading to front of property.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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