



# 114 Linford Crescent

**Hollybrook, Southampton SO16 6RS**

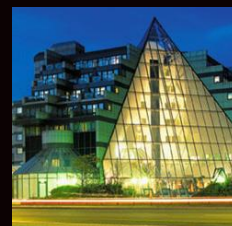
**Offers over - £175,000**

We are delighted to present for sale this lovely three bedroom end of terrace family home in the sought after location of Linford Crescent, Hollybrook.

Although in need of some modernisation this property benefits from well-proportioned living accommodation and a larger than normal back garden.

There is also the possibility of building an extension or garage on the side of the property subject to planning permission.

An early viewing is recommended to avoid later disappointment.



411 Shirley Road. Shirley. Southampton. SO15 3JD  
t: 02380 704036

457 Fair Oak Road. Fair Oak. Eastleigh. SO50 7AJ  
t: 02380 692877

e: [info@aspire4property.com](mailto:info@aspire4property.com) | w: [www.aspire4property.com](http://www.aspire4property.com)











### Front

Steps leading down pathway leading to Front Door via covered entrance. Majority laid to lawn with range of shrub borders. Hard standing pathway at side providing access to rear garden via side gate.

**Double Glazed Front Door to:-**

### Hallway

Textured ceiling, double glazed frosted window to front aspect, wall mounted thermostat. Radiator, under stairs recess cupboard housing gas meter. Separate cupboard housing fuse box and electric meter. Stairs to First Floor Landing.

### Lounge 5.82m (19'1") x 3.15m (10'4")

Textured coved ceiling, window to front aspect, double glazed patio doors to rear aspect leading to garden, and television point.

### Study 2.18m (7'2") x 1.90m (6'3")

Smooth ceiling, frosted door to front aspect leading to front aspect, and range of matching wall and base level units.

### Kitchen/Breakfast Room 4.42m (14'6") x 2.67m (8'9")

Smooth ceiling, range of 3/4 width windows to front aspect, double glazed frosted door to rear aspect leading to rear garden. Stainless steel bowl sink with cupboards under. Space for 4 ring electric hob with oven/grill under. Range of matching wall and base level units with roll top work surfaces over. Pantry cupboard, radiator, and separate shelved cupboard.



### First Floor Landing

Smooth ceiling, and airing cupboard housing boiler.

### Bedroom 1 3.78m (12'5") x 3.12m (10'3")

Smooth coved ceiling, window to front aspect, radiator, and double cupboard with hanging and shelving space.

### Bedroom 2 3.20m (10'6") x 2.95m (9'8")

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

### Bedroom 3 2.49m (8'2") x 2.24m (7'4")

Textured ceiling, window to rear aspect, radiator, and cupboard with shelving and hanging space.

### Bathroom 1.68m (5'6") x 1.63m (5'4")

Smooth ceiling, frosted window to rear aspect, pedestal wash hand basin, panelled bath with tiling from principled areas, and radiator.

### Cloakroom

Smooth ceiling, frosted window to rear aspect, and low level W/C.

### Rear Garden

Larger than normal garden, patio area. Predominately laid to lawn with stepping stone pathway leading to timber potting shed at rear of garden. Range of mature plant and shrub borders. Garden is enclosed by wooden panelled fencing.







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 misstatement. 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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