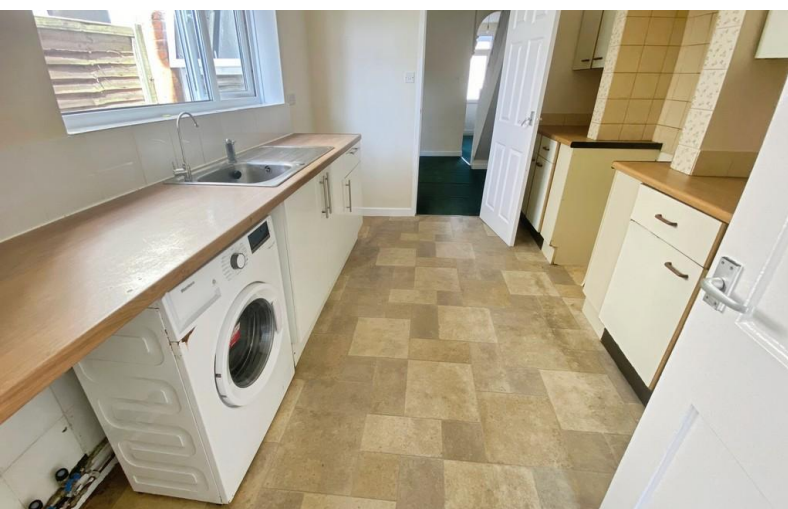


ON HOLD



Cecil Avenue

3 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £245,000



Cecil Avenue

3 Bedrooms, 1 Bathroom

Asking Price Of £245,000

- • Three-bedroom terraced family home
- • Sought-after Southampton residential location
- • Ideal for first-time buyers
- • Attractive investment or



This three-bedroom terraced house is offered for sale in a sought after area of Southampton, appealing to first time buyers, families and investors alike. The property is neutrally decorated, providing a straightforward backdrop for further improvement or personalisation.

Accommodation comprises two reception rooms, one of which features a feature fireplace, offering defined areas for living and dining. There is a separate kitchen benefiting from natural light, and an upstairs toilet with hand basin. Original features add character, and on-road parking is available.

The location provides access to local amenities including shops, supermarkets and everyday services in the surrounding neighbourhoods of Shirley and Millbrook. Southampton Common, with its extensive green space and walking routes, is within convenient reach, as are a range of schools serving primary and secondary ages in the wider area.

Public transport links are a key advantage. Nearby bus routes connect to Southampton city centre, the General Hospital and the university areas. Southampton Central railway station is accessible by bus or car, offering services to London Waterloo in around 1 hour 20 minutes, as well as to Portsmouth, Bournemouth and other South Coast destinations.

This terraced house represents a development property with clear scope for enhancement, well positioned for those seeking a home or investment in an established residential location with public transport links and local amenities close by.

HALL Original features

RECEPTION 1 3.87M X 3.24M Neutral decor, bay window with front aspect.



RECEPTION 2 3.45m x 3.31m Neutral decor, feature fireplace window to rear aspect.

REAR GARDEN Rear access, shed, mainly laid to lawn.

KITCHEN 7.11m x 2.74m Good range of base and wall units, space for electric oven and hob, washing machine available. Window to side aspect.

TENURE: FREEHOLD

ENERGY PERFORMANCE CERT C

INNER HALL Leading to bathroom and rear door to garden. Airing cupboard.

BATHROOM 2.87M x 1.74M White suite comprising panel bath with a shower and hose over, handbasin and low level wc. Window to rear aspect.

MASTER BEDROOM 4.16M X 3.90M Bay window, front aspect.

BEDROOM 2 3.36M x 2.51M Double room with rear aspect.

BEDROOM 3 2.75M x 2.76M Rear aspect.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.