

ON HOLD



Ralph Road, Shirley  
£375,000

  
**MARTIN&CO**





## Ralph Road, Shirley

3 Bedrooms, 1 Bathroom

**£375,000**

- Three Bedroom Semi Detached
- Scope For Improvement
- Two Reception Rooms
- Side Garage
- No Upward Chain

**OVERVIEW** Situated on Ralph Road within walking distance of Shirley Town Centre, this three bedroom semi detached residence requiring some improvement and benefitting from No Upward Chain comprises: hall, two separate reception rooms, kitchen, bathroom with separate w.c., side garage with utility area and downstairs w.c. There is driveway parking to the front and generous sized rear garden.

### GROUND FLOOR

**ENTRANCE HALL** having obscure double glazed entrance door to the front with matching window at side, under stairs stoarge cupboard and stairs to the first floor.

**FRONT RECEPTION ROOM** 14' 11" into bay x 9' 11" (4.57m x 3.04m) with double glazed bay window to the front and wall mounted gas fire (not tested).

**REAR RECEPTION ROOM** 12' 7" x 10' 0" (3.85m x 3.06m) with wall mounted gas fire (not tested) and double glazed patio doors overlooking and providing access to the rear garden.

**KITCHEN** 8' 9" x 8' 4" (2.68m x 2.56m) fitted with base and wall units having roll edge work surfaces





and inset single drainer sink unit and built in four ring gas hob unit with separate double oven in three quarter height housing. There are tiled walls, double glazed window at rear and door to:

SIDE UTILITY/LEAN TO 20' 11" x 4' 3" (6.39m x 1.31m) having plumbing for washing machine, door to garden and door to:

SEPARATE W.C. having low level w.c

## FIRST FLOOR

LANDING with obscure double glazed window at side and from where access can be gained to the loft space.

BEDROOM ONE 15' 0" x 9' 11" (4.58m x 3.04m) with double glazed bay window to the front.

BEDROOM TWO 12' 10" x 8' 9" (3.93m x 2.69m) with built in storage/wardrobe cupboard and double glazed

window to the rear.

BEDROOM THREE 7' 11" x 5' 5" (2.42m x 1.67m) with double glazed window at front.

BATHROOM 9' 0" x 5' 6" (2.75m x 1.68m) being part tiled and fitted with panelled bath having shower over, pedestal wash hand basin, obscure double glazed window at rear and Airing Cupboard off.

SEPARATE W.C. with low level w.c., and obscure double glazed window.

## OUTSIDE

SIDE GARAGE 15' 1" x 7' 7" (4.62m x 2.32m) with metal double doors at front and power/light point.

REAR GARDEN To the rear is a full width paved patio area leading to lawn having inset mature shrubs.

TENURE We are informed by the vendors that the





property is FREEHOLD (subject to verification by your solicitor).



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