



**15, Brocks Close, Southampton, SO45 5ST**  
**£1,100 PCM**

A two bedroom semi detached property, now available TO LET. Neutrally decorated throughout the property boasts a modern fitted kitchen, 10'5" x 9'10" lounge, two bedrooms and a three piece white bathroom suite. Set within a cul du sac location amongst similar style homes. Allocated parking, gas fired central heating and is double glazed. Unfurnished & Available Mid May.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed by an obscure glazed door with a canopy and courtesy light over opening onto

### Entrance Hallway

Textured ceiling, coving, ceiling light point, laminate floor covering, single panel radiator.

### Kitchen 9'1" x 7'7" (2.77 x 2.33)

The kitchen is fitted with a range of gloss fronted low level cupboard and drawer base units units and matching wall mounted cupboards. Heat resistant worksurface with splashback tiling, inset stainless steel sink unit with drainer and a mono bloc mixer tap, four burner induction hob with matching stainless steel extractor hood over. 'Bosch' fan assisted oven. Breakfast bar area. Free standing fridge / freezer and washing machine.

Textured ceiling, six chrome LED spot lights, coving, wooden double glazed window to the front and side aspects. Continuation of laminate floor covering from the entrance hallway and a double panel radiator.



### Bedroom 2 8'7" x 6'9" (2.63 x 2.08)

Textured ceiling with coving, ceiling light point, wooden framed double glazed window to the side aspect, single panel radiator, provision of power points.



### Lounge 10'5" x 9'10" + bay window (3.18m x 3.00m + bay window)

Textured ceiling with coving, ceiling light point, wooden framed double glazed box bay window, double panel radiator, provision of power points, television point, telephone point. Useful under stairs storage cupboard.

From here the staircase leads to the first floor landing.



### First Floor Landing

Textured ceiling with coving, ceiling light point.

All doors are of a six panel design.

### Bedroom 1 8'11" x 9'10" (2.74 x 3.0)

Textured ceiling with coving, ceiling light point, wooden framed double glazed window to the side aspect, double panel radiator, provision of power points. Large recess area, ideal for a wardrobe.

A door opens to a useful cupboard providing slatted linen shelving and houses a Worcester Bosch combination boiler.



### Bathroom 5'7" x 6'2" (1.71 x 1.89)

Fitted with a three piece white suite comprising wash hand basin set within a vanity unit, low level wc with concealed cistern, panel bath with glass and chrome shower screen over and thermostatic valve, double head and aqua boarding.

Textured ceiling, four chrome LED spot lights, wooden framed obscure double glazed door window to the front aspect, vinyl floor tile, chrome heated towel rail.



## Externally

Private area of garden to the front laid to gravel with a further area laid to lawn.

External gas and electric meter cupboards.



## Council Tax Band B



GROUND FLOOR



1ST FLOOR

