



fieldpalmer
ESTATE AGENTS

Bitterne
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12 Luton Road, Sholing, Southampton, Hampshire, SO19 8GR

Offers Over £325,000 Leasehold

Draft Details Awaiting Vendor Approval

Guide Price £325,000 - £350,000. Welcome to Luton Road! This house should not be missed! You are welcomed by a bright entrance hall which has glazed oak doors leading to the primary rooms. The lounge is positioned at the front with a bright half bay window. The kitchen is well-equipped and opens seamlessly into a sociable sitting/dining room with doors opening onto the garden. This is the perfect place to entertain! Upstairs will continue to impress. The original master bedroom now serves as a comfortable second bedroom with fitted storage. There is a single third room. The master bedroom really offers the wow factor! There is plenty of wardrobe storage. There is a dressing room/nursery/home office space off of the bedroom – a versatile space that could be utilised in any way to match your lifestyle. The bathroom is modern with sleek white tiling.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Approach:

Driveway providing off road parking

Porch:

UPVC windows to front and sides, door to:

Entrance Hall:

Smooth ceiling, UPVC double glazed obscured window to front and side, stairs rising to first floor with storage under, doors to:

Lounge

10' 11" (3.33m) into bay x 9' 4" (2.84m)::
Smooth ceiling, UPVC double glazed bay window to front, radiator.

Kitchen

17' 10" (5.44m) x 6' 1" (1.85m)::
Smooth ceiling, UPVC double glazed window to rear, a range of wall, base and drawer units with work surface over, stainless steel sink and drainer inset, integrated gas hob with extractor over, integrated double oven, space for washing machine and fridge/freezer.

Sitting/Dining Room

22' (6.71m) x 9' 3" (2.82m)::
Smooth ceiling, double glazed French doors to rear opening onto garden, radiator.

Landing:

Smooth ceiling, hatch providing access to loft space, UPVC double glazed obscured window to side, doors to:

Master Bedroom

21' 9" (6.63m) x 9' 4" (2.84m)::
Textured ceiling, UPVC double glazed window to rear overlooking rear garden, one built-in wardrobe, radiator, door to:

Dressing Room / Office

9' 8" (2.95m) x 6' 3" (1.91m)::
Smooth ceiling, UPVC double glazed window to rear overlooking garden, radiator.

Bedroom Two

10' 11" (3.33m) into bay x 9' 4" (2.84m)::
Smooth ceiling, UPVC double glazed bay window to front, radiator.

Bedroom Three

6' 11" (2.11m) x 5' 3" (1.60m)::
Smooth ceiling, UPVC double glazed bay window to front, radiator.

Bathroom :

UPVC double glazed obscured window to side, panel enclosed bath with shower over, wash hand basin, heated ladder towel rail.

WC:

UPVC double glazed window to side, WC.

Garden:

Fence enclosed rear garden, mainly laid to lawn, patio seating area, pathway leading to gated side access.

Services

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band

Band C

Lease Information:

Remainder of 999 year lease. £5 ground rent per annum.

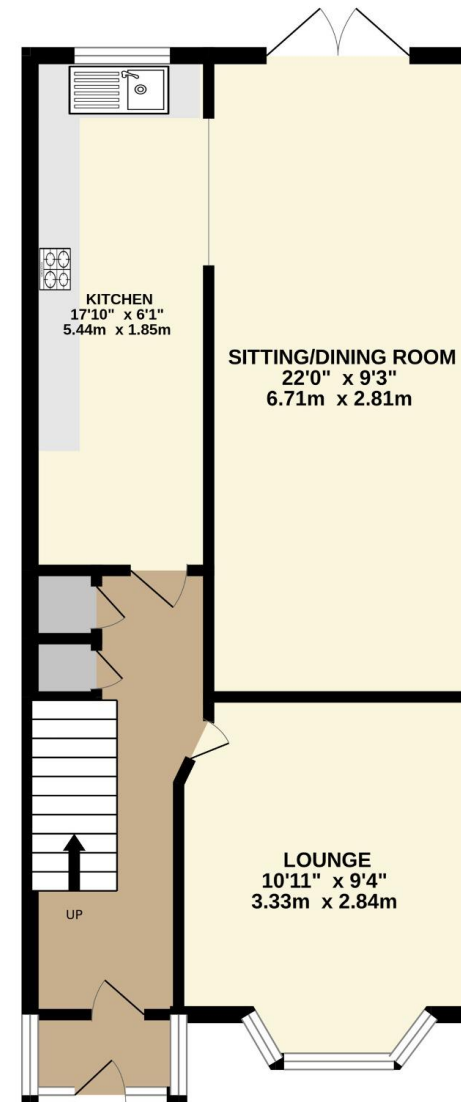
Sellers Position

Buying On

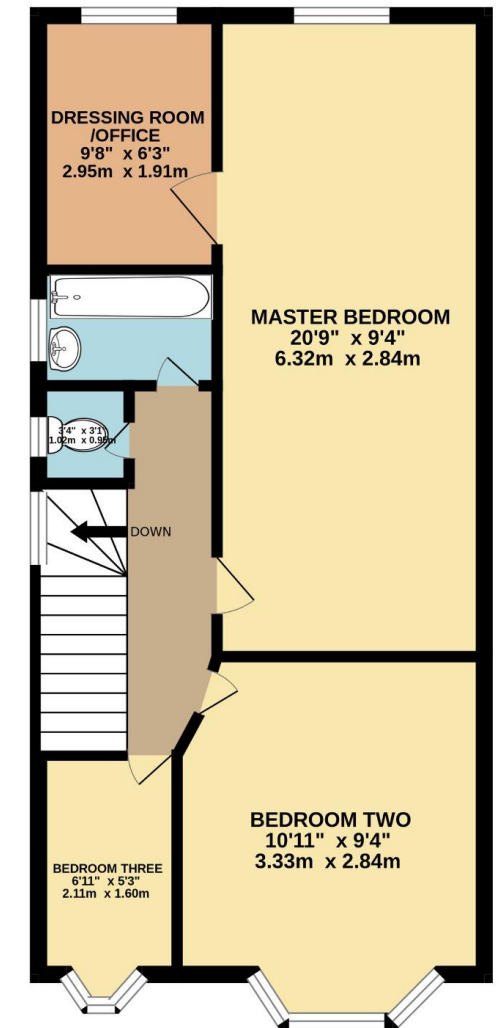
Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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023 8039 3255

Auction Department

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SO30 3DT

023 8047 4274

Lettings & Block Management

2-4 New Road
Southampton
SO14 0AA

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Do you need an Energy Performance Certificate?

Field Palmer are able to offer EPC services across Hampshire and the south of England.

We can offer mortgage advice

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.

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