



fieldpalmer
ESTATE AGENTS

Bitterne
023 8042 2600



92 Pinegrove Road, Sholing, Southampton, Hampshire, SO19 2PR

Offers Over £220,000 Leasehold

Draft Details Awaiting Vendor Approval

Welcome to Pinegrove Road! This ground floor maisonette offers an abundance of space which really must be seen in person to be appreciated. You are welcomed by the entrance hall with doors leading to the primary rooms. The THIRTEEN-FOOT kitchen is well-equipped and has a door directly accessing the private rear garden. The lounge/diner is a great sociable space measuring TWENTY-FIVE-FOOT. Both bedrooms are generous double rooms, and the bathroom is modern with a window to the side. Outside, the garden benefits from side access, a good degree of privacy and neat landscaping. There is parking to the rear of the property. This property has over 100 years on the lease, zero maintenance charges and only £100 ground rent to pay per annum! Viewing is highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Approach:

Pathway leading to front door, shared vehicular access leading to allocated parking space.

Entrance Hall:

Textured ceiling, storage cupboard, radiator, doors to:

Lounge/Diner

25' 3" (7.70m) x 11' 3" (3.43m)::

Textured and covered ceiling, UPVC double glazed window to rear looking onto garden, two radiators, door to:

Kitchen/Breakfast room

13' (3.96m) x 11' 3" (3.43m)::

Textured and covered ceiling, UPVC double glazed window and UPVC double glazed obscured door to rear opening onto rear garden, storage cupboard housing wall-mounted boiler, range of wall, base and drawer units with work surface over, stainless steel sink and drainer inset, tiling to principal areas, built-in oven, electric hob with extractor over, space for fridge/freezer, dishwasher, washing machine and tumble dryer, radiator, tiled floor.

Master Bedroom

14' 5" (4.39m) x 11' 1" (3.38m)::

Textured ceiling, UPVC double glazed window to front, radiator.

Bedroom Two

11' 6" (3.51m) x 10' 9" (3.28m)::

Textured and covered ceiling, UPVC double glazed window to front, radiator.

Bathroom :

UPVC double glazed obscured window to side, three-piece suite comprising: WC, wash hand basin, panel enclosed bath with mains fed shower over and extractor, tiling to principal areas heated ladder towel rail.

Garden:

Wall and fence enclosed rear garden with gated side access, mainly laid to lawn with hard standing to side, shed.

Parking:

Allocated parking space to rear of property.

We are advised by the vendor the lease details are as follows:

Lease - 125 years from 2003
Ground rent - £100 per annum

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 A

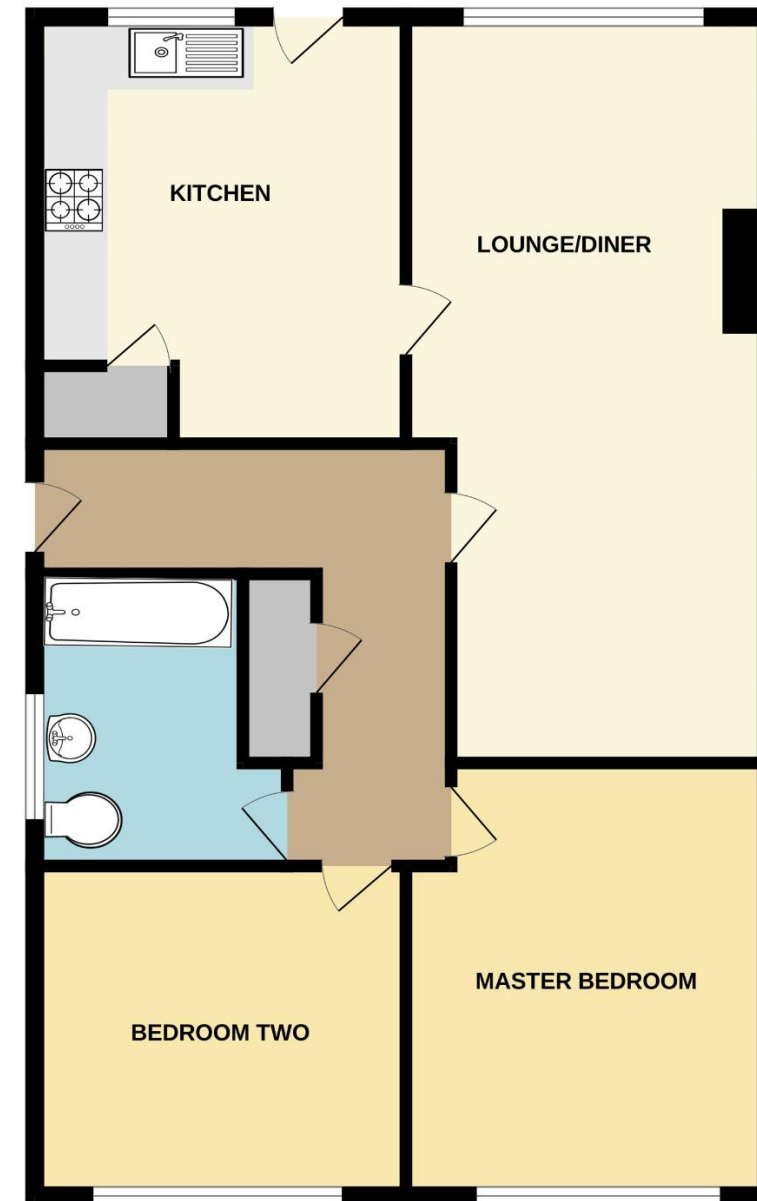
Sellers Position

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



PINEGROVE ROAD

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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Bitterne

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SO19 7RD

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Shirley
SO15 3JD

023 8078 0787

Woolston

24 Portsmouth Road
Woolston
SO19 9AB

023 8039 3255

Auction Department

62 High Street
West End
SO30 3DT

023 8047 4274

Lettings & Block Management

2-4 New Road
Southampton
SO14 0AA

023 8071 0402

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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