




Bitterne
023 8042 2600



**21 Ambleside Gardens, Sholing, Southampton,
Hampshire, SO19 8EY**

£350,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Ambleside Gardens! We are incredibly excited to showcase this beautiful THREE DOUBLE BEDROOM detached bungalow nestled within a residential cul-de-sac. This property is generously sized and would be the perfect downsizer of family home. Stepping inside into an entrance porch, leading you into a warm and inviting main hall with access to all rooms. To the front aspect is the master bedroom, flooded with natural light from a large window to the front aspect. Across the hall is the shower room, and the second bedroom. The third bedroom has the option of being used as an additional reception room and is currently utilised as a dining room. Simply put, the kitchen is stunning, housing a breakfast bar, timeless "shaker style" fitted wall and base units as well as an integral oven and space for a slimline dishwasher!



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

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Further benefits include serviced gas central heating, UPVC double-glazed windows and front garden.

Call us NOW to book your viewing!

Approach

Dropped kerb providing off-road parking, lawn to side, access to garage and garden, pathway to front door.

Porch

Textured ceiling, door to :

Entrance Hall

Textured ceiling, loft hatch, radiator, doors to:

Kitchen

14' 5" (4.39m) x 10' 8" (3.25m)::

Textured ceiling, double glazed windows to rear and side, door to side, range of wall, base and drawer units with work surface over, breakfast bar, bowl and a half sink and drainer inset, built in gas hob with extractor fan over, built in oven. Space for fridge/freezer, washing machine and slim line dishwasher, cupboard housing boiler, radiator.

Lounge

13' 11" (4.24m) x 12' 11" (3.94m)::

Textured ceiling, double glazed window to side and rear, double glazed door leading in to conservatory, fire place and surround.

Conservatory

12' 5" (3.78m) x 9' 5" (2.87m)::

Glass roof, double glazed windows to sides and rear, double glazed door to side leading into garden.

Master Bedroom

12' 10" (3.91m) x 10' 5" (3.17m)::

Textured ceiling, double glazed window to front, radiator.

Bedroom Two

10' 1" (3.07m) x 10' 1" (3.07m)::

Textured ceiling, double glazed window to side, radiator.

Bedroom Three

12' 10" (3.91m) x 9' 5" (2.87m)::

Textured ceiling, double glazed window to side, radiator, built in wardrobe.

Shower Room

Textured ceiling, double glazed obscured window to front and side, shower cubicle with mains fed shower over, wash hand basin, WC, tiling to applicable areas, two radiators.

Garden

Fence enclosed, mainly laid to lawn.

Garage

Detached garage with up and over door.

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

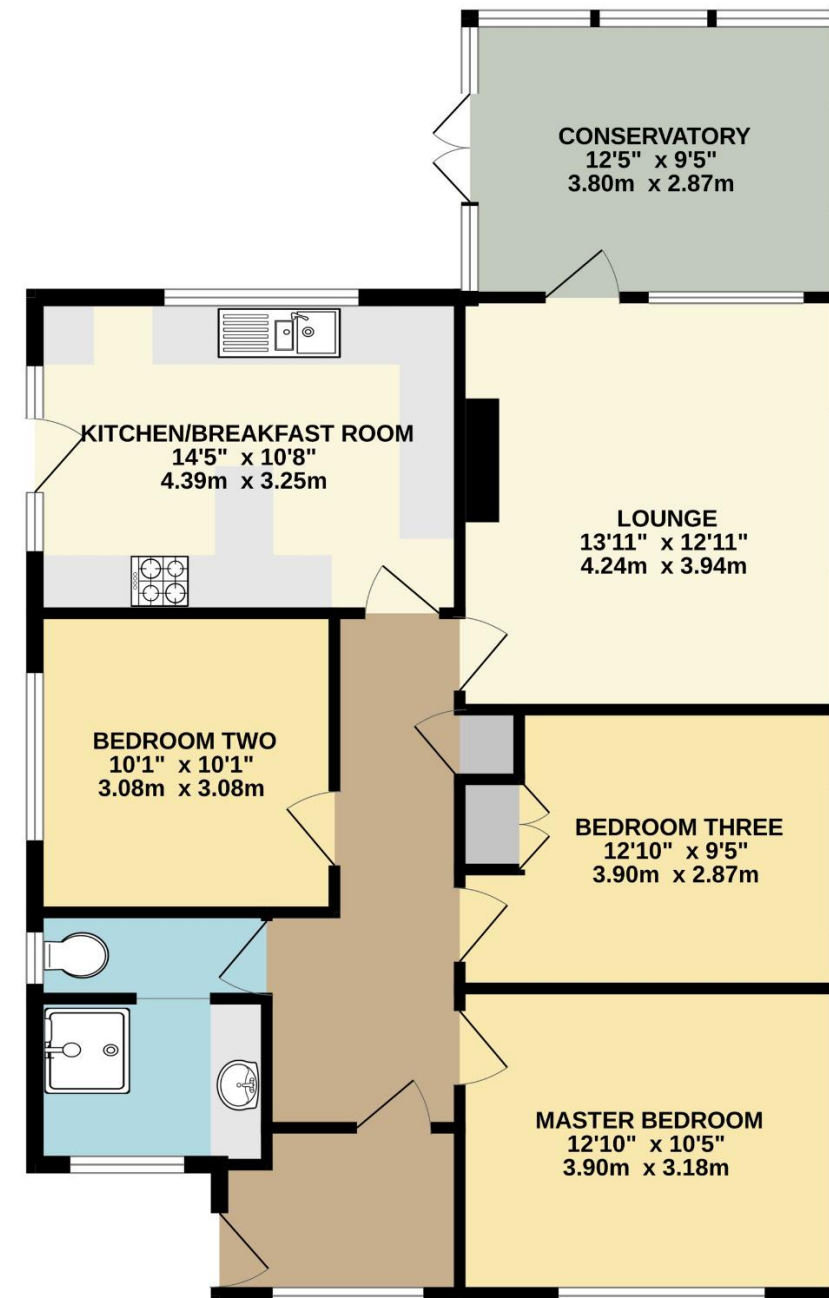
Sellers Position

No Forward Chain

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



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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Woolston

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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

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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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