



fieldpalmer
ESTATE AGENTS

Bitterne
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**33 Mowbray Road, Sholing, Southampton,
Hampshire, SO19 8GP**

Offers Over £325,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Mowbray Road! Absolutely stunning throughout, this three-bedroom semi-detached gem of a home is situated within one of Sholing's most sought-after locations and is one not to be missed! Step inside into the main entrance hallway, recently redecorated and boasting exposed solid wood flooring leading on into the TWENTY-FOUR-FOOT lounge diner. Hosting a light and bright bay window and opening into the kitchen, which showcases a "Shaker Style" navy kitchen with space for appliances, even a range cooker! The kitchen also offers access to a separate utility room and steps down to the rear into a sociable family room extension of which overlooks the garden. Upstairs continues to impress with three spacious bedrooms and a stylish white bathroom suite. The garden is low maintenance and offers side access leading round to the front of the property where you will find off-road parking for two cars. Further benefits include gas central heating and double-glazed windows!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Call us NOW to book your viewing!

Approach:

Dropped kerb providing off road parking for two vehicles.

Entrance Hall:

Smooth ceiling, stairs rising to first floor, radiator, door to:

Lounge/Diner

24' 8" (7.52m) x 10' 11" (3.33m) reducing to 9'10" (3.00m):: Smooth ceiling, double glazed bay window to front, vertical radiator, opening to:

Kitchen/Family Room

15' 7" (4.75m) max x 16' 3" (4.95m) max:: Smooth ceiling, double glazed windows to side, double glazed French doors to rear, a range of wall, base and drawer units with work surface over, space for fridge/freezer, cooker, dishwasher, stainless steel bowl and a half sink and drainer inset, two vertical radiators.

Utility Room:

Smooth ceiling with spotlights inset, double glazed door to side, space for washing machine, tumble dryer and fridge.

Landing:

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

Master Bedroom

11' 10" (3.61m) x 9' 8" (2.95m):: Smooth ceiling, double glazed bay window to front, radiator.

Bedroom Two

11' 10" (3.61m) x 9' 10" (3.00m):: Smooth ceiling, double glazed window to rear, radiator.

Bedroom Three

7' 4" (2.24m) x 6' 3" (1.91m):: Smooth ceiling, double glazed window to side, radiator.

Bathroom :

Smooth ceiling, double glazed obscured window to front, panel enclosed bath with shower over, wash hand basin, WC, tiling to principal areas, ladder towel rail.

Garden:

Fence enclosed rear garden, patio seating area, shed, 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

Sellers Position

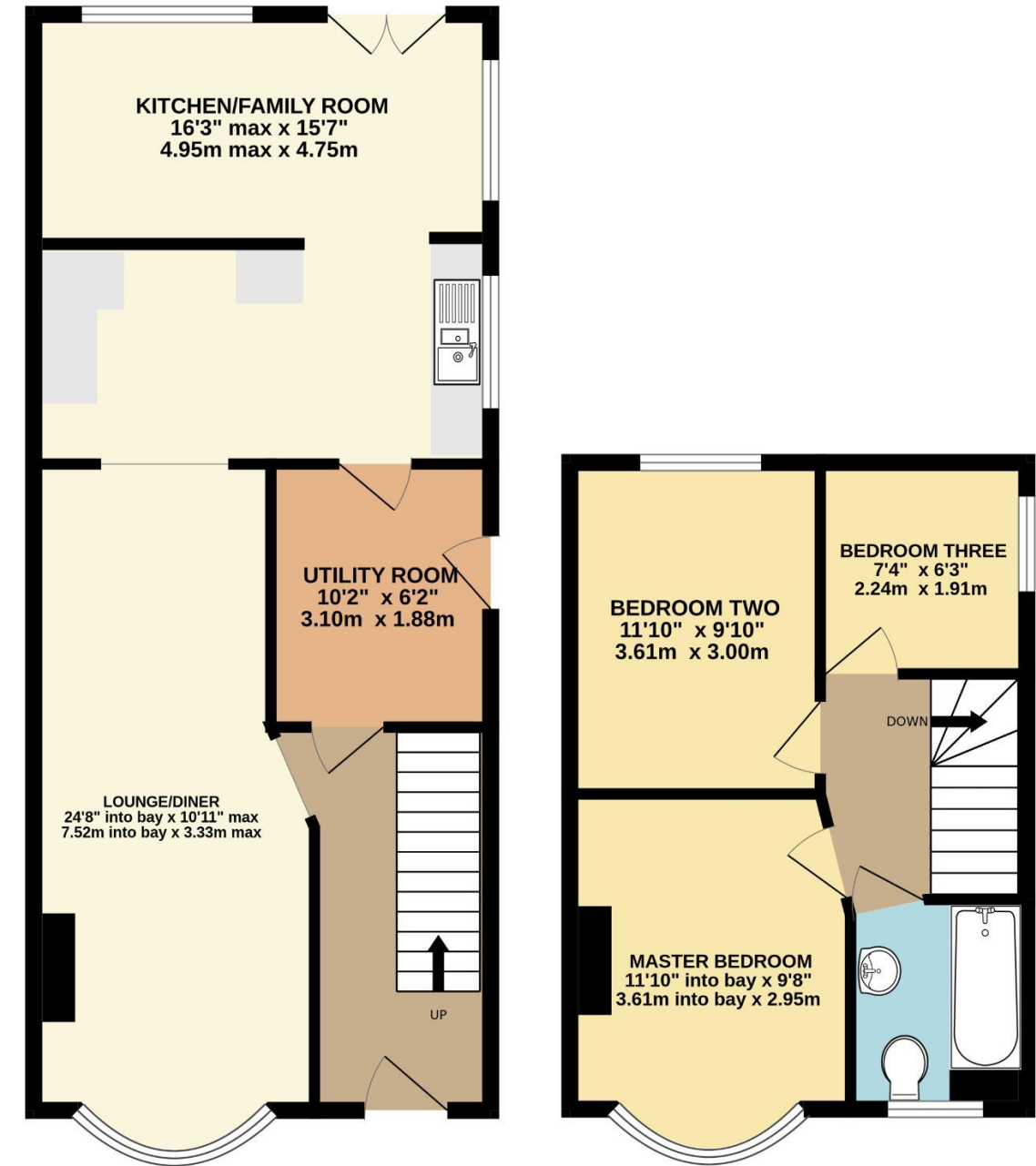
Buying On

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

1ST 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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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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