

Bitterne
023 8042 2600



40 Church View Close, Sholing, Southampton, Hampshire, SO19 8SJ

£280,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Church View Close! This deceptively spacious three-bedroom terraced house in a popular cul-de-sac in Sholing has so much potential whilst offering clean and neutral immediate living accommodation. You are welcomed by the entrance hall that has doors leading to the primary rooms. The lounge/diner boasts a bright dual aspect. The kitchen is generous and offers space for all the necessary appliances. There is a handy cloakroom too! Upstairs, all three bedrooms are generous, and the large windows make the space very inviting and light. There is a family bathroom. Externally, there is a driveway to the front of the property providing off-road parking. The garden is brilliant! Backing onto the grounds of the local church, privacy is guaranteed. There is a patio seating area leading to a shingled seating area with steps to an impressive lawned tier.

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Approach:

Driveway providing off-road parking with lawned garden to side.

Entrance Hall:

Textured ceiling, stairs rising to first floor, radiator, tiled floor, doors to:

Cloak Room:

Textured ceiling, UPVC double glazed obscured window to front, WC and wash hand basin, radiator.

Lounge/Diner

26' 6" (8.08m) x 9' 4" (2.84m) reducing to 8'5" (2.57m):: Smooth and coved ceiling, dual aspect UPVC double glazed window to front and UPVC double glazed sliding doors to rear, two radiators.

Kitchen

12' 9" (3.89m) x 7' 8" (2.34m):: Textured ceiling, UPVC double glazed window to rear, a range of wall, base and drawer units with work surface over, built-in oven, gas hob, stainless steel sink and drainer, space for appliances, tiled splashbacks, opening to:

Rear Lobby

11' 2" (3.40m) x 7' 8" (2.34m):: Textured ceiling, UPVC double glazed window to side opening into garden.

Landing:

Textured ceiling, airing cupboard, doors to:

Master Bedroom

12' 5" (3.78m) x 9' 4" (2.84m): Textured ceiling, UPVC double glazed window to rear overlooking garden and church grounds, radiator.

Bedroom Two

13' 9" (4.19m) x 11' 1" (3.38m) max:: Textured ceiling, hatch providing access to loft space, UPVC double glazed window to front, radiator.

Bedroom Three

10' 10" (3.30m) max reducing to 8'6" (2.59m) x 8' 10" (2.69m) max reducing to 5'6" (1.68m):: Textured ceiling, UPVC double glazed window to front, radiator.

Bathroom :

Smooth ceiling, UPVC double glazed obscured window to rear, three piece suite comprising: WC, wash hand basin and panel enclosed bath, heated ladder towel rail.

Garden:

Fence enclosed rear garden with a good degree of privacy, patio leading to shingled area with steps to lawned tier, shed, outside tap, access to large storage cupboard housing boiler with power and light connected.

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 B

Sellers Position

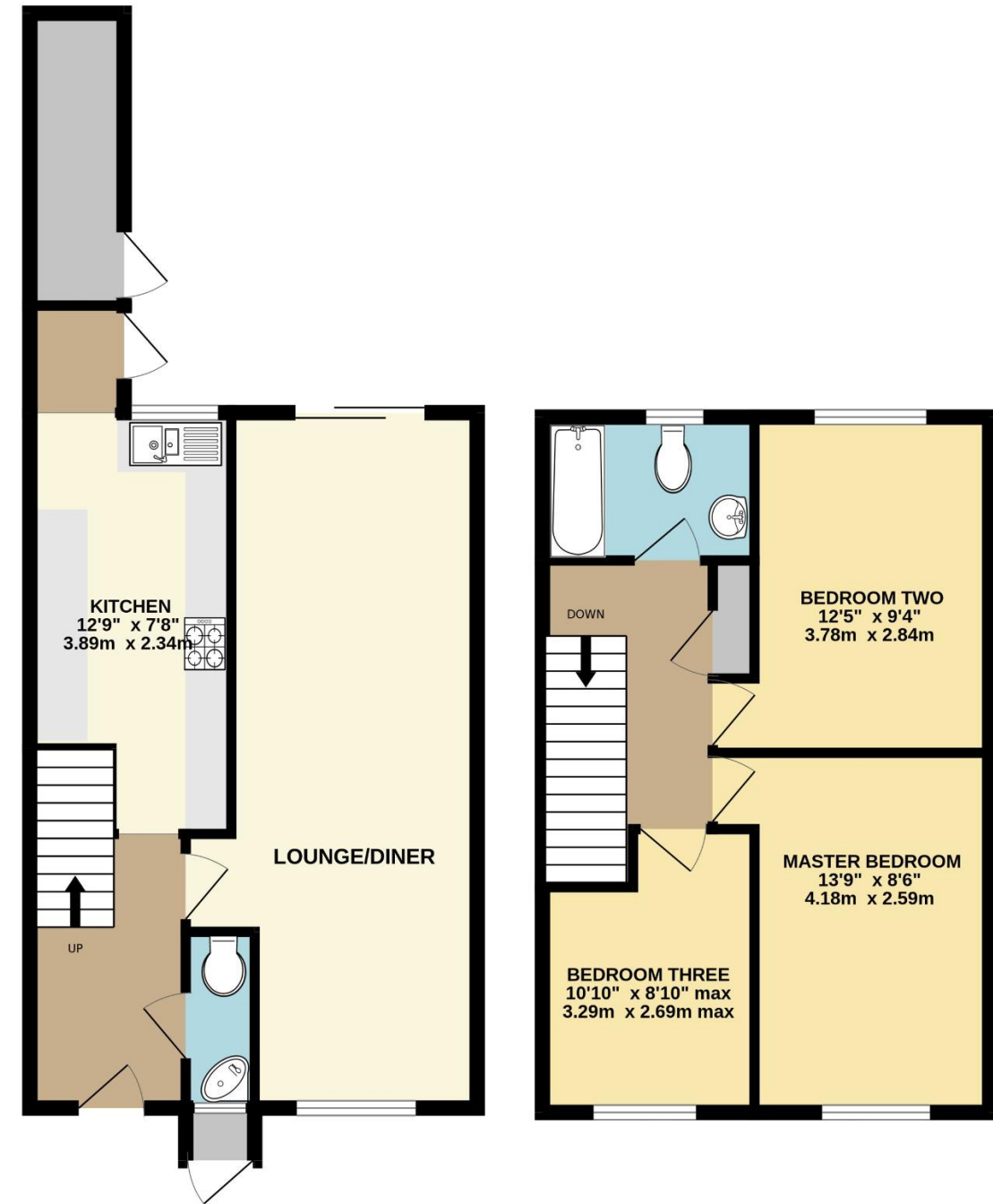
No Forward Chain

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

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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Bitterne
SO19 7RD

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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

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