

Bitterne
023 8042 2600



84 Sholing Road, Southampton, Hampshire, SO19 2EG

Offers Over £260,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Sholing Road! This terraced house has been tastefully improved by the current owners and has so much to offer! Outside, there is a block paved driveway to the front, offering off-road parking. The rear garden has been designed with a beautiful sandstone patio, lawn, raised flower bed – and this all enjoys a bright southerly aspect. Inside, you are welcomed by the entrance hall with doors leading to the primary rooms. The lounge is at the front and features a cast iron fireplace. The kitchen/dining space is the perfect place for entertaining. Finished with shaker style cabinetry, contrasting panelling and French doors leading into the garden. Upstairs will continue to impress. Both bedrooms are generous, and the high ceiling accentuates the light and airy feeling this home offers. The bathroom benefits from a three-piece suite. Viewing is highly recommended.

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Approach:

Block paved driveway providing off road parking.

Entrance Hall:

Smooth ceiling, stairs rising to first floor with storage under, door to:

Lounge

11' (3.35m) max x 11' (3.35m) max::

Smooth ceiling, UPVC double glazed window to front, radiator, laminate floor.

Kitchen/Diner

12' (3.66m) x 16' 11" (5.16m)::

Smooth and coved ceiling, UPVC double glazed window and French doors to rear, shaker-style wall, base and drawer units with work surface over, stainless steel sink and drainer inset, space for cooker, washing machine, fridge/freezer and slimline dishwasher, tiled splashbacks, vertical graphite radiator.

Landing:

Smooth ceiling, doors to:

Master Bedroom

10' 4" (3.15m) max reducing to 6'4" (1.93m) x 16' 11" (5.16m) max reducing to 8'10" (2.69m)::

Textured ceiling, two UPVC double glazed window to front, feature cast iron fireplace, radiator.

Bedroom Two

11' 4" (3.45m) x 9' 1" (2.77m) max reducing to 8'7" (2.62m)::

Smooth ceiling, UPVC double glazed window to rear overlooking garden, feature cast iron fireplace, radiator.

Bathroom :

Textured ceiling, UPVC double glazed obscured window to rear, three-piece suite comprising: WC, wash hand basin and panel enclosed bath with mains fed shower over, aqua-boarding and tiled finish, radiator.

Garden:

Fence enclosed rear garden with gated pedestrian rear access, sandstone patio leading to lawn, raised flower bed, shed.

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

Buying On

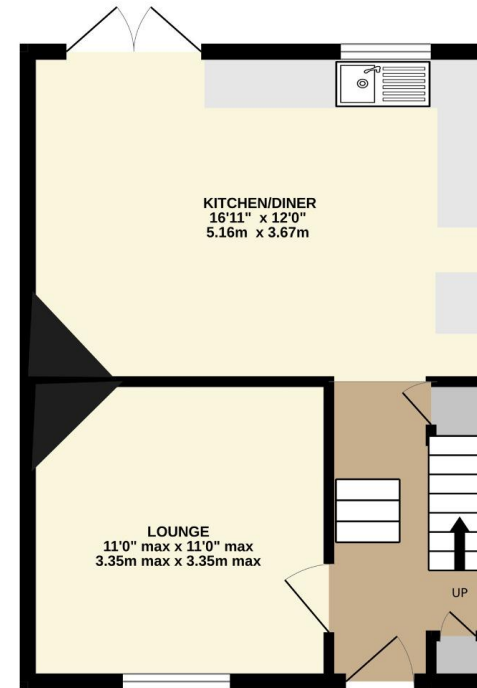
Offer Check Procedure

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.

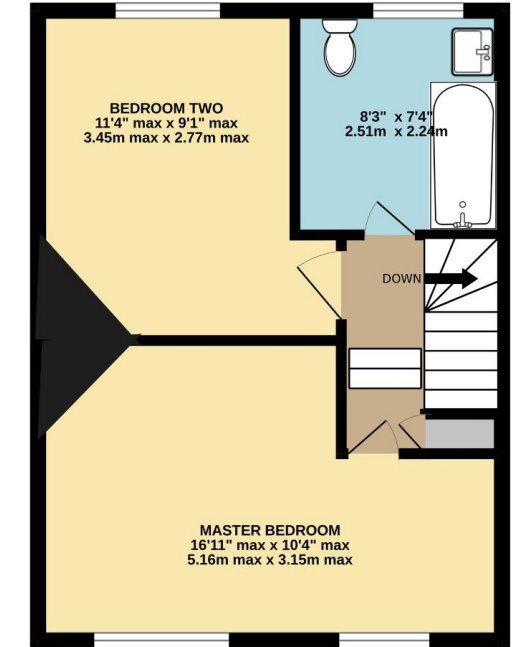
Property Reference

FP100/020626/SM/D1

GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 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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Bitterne

249 Peartree Avenue
Bitterne
SO19 7RD

023 8042 2600

Shirley

391 Shirley Road
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

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