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KATHLEEN ROAD, SHOLING, SOUTHAMPTON, SO19 8EX



**BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE IN A POPULAR RESIDENTIAL AREA.
THE DWELLING BOASTS A SPACIOUS REAR GARDEN AND DRIVEWAY PARKING. VIEWING HIGHLY RECOMMENDED
TO AVOID DISAPPOINTMENT.**

Offers in Excess of £375,000 Freehold

We are thrilled to market this beautiful three-bedroom detached property situated in the highly popular residential location of Sholing. Neutrally decorated throughout, this house offers, in our opinion, the perfect blend of social and private spaces. Proximity to, schools, and local amenities make it ideal for families or individuals seeking both convenience and a sense of community.

The dwelling is built of brick elevations under a pitched tiled roof, benefits from gas fired heating and is predominantly double glazed. Briefly, the ground floor accommodation comprises of a porch, hallway, living room, kitchen/breakfast room, garage, conservatory and a cloakroom. On the first floor are three bedrooms and a bathroom. Outside, there are gardens to the front and rear and a driveway offering that all important off-road parking for approximately two vehicles.

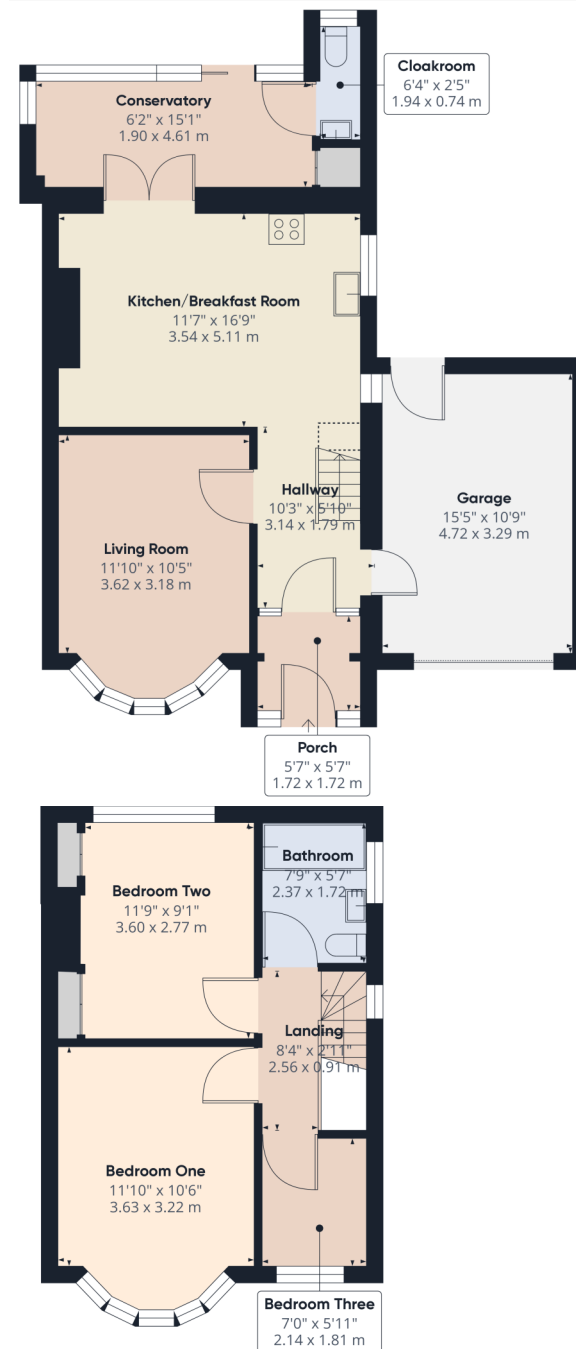
Don't miss out on the opportunity to make this house your new home. Call us today to arrange a viewing.

The Local Area

Sholing is a district on the eastern side of Southampton, located between Bitterne, Thornhill and Woolston. Sholing is home to a selection of pubs, restaurants and local shops including: Co-op, Sholing Video, The Millers Pond Public House and more.

There is a range of schools within the area such as: Sholing Infant and Junior Schools, St. Monica Primary, Oasis Academies Sholing and Mayfield and Itchen Sixth Form College for older students.

Sholing offers great transport links. The M27 junction 8 is nearby, connecting the cities of Southampton and Portsmouth. The local train station, which opened in 1866, offers travel to Southampton and Portsmouth with onward commuter links to London Waterloo and beyond. Southampton Central is only four stops away via train or a short drive in the car. Southampton Airport is a little over 5 miles away and offers both internal and international flights.



Approximate total area⁽¹⁾
 1087.9 ft²
 101.07 m²

Reduced headroom
 3.26 ft²
 0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Ground Floor Accommodation

Upon entering the property, you are greeted by an enclosed porch offering space to de boot and hang your coats prior to entering the main living accommodation.

The hallway offers doors into the living room and garage, stairs rising to the first floor with an understairs cupboard, and an opening into the kitchen breakfast room. Engineered wood flooring flows effortlessly from the hallway into the living accommodation.

The living room is a light and airy room with a large bay window providing views over the property frontage. This delightful space is perfect for relaxing at the end of a busy day.

The garage is currently being utilised as a home gym and benefits from appliance space for a washing machine and tumble dryer. An up and over door is retained to the front elevation, whilst a door at the rear opens into the garden.





The modern kitchen is a lovely social space and comprises of a range of matching wall and floor mounted units with a wood effect worksurface over. A 1½ bowl sink and drainer sit beneath one of two side elevation windows. There is a built under double electric oven with a four-ring gas hob and extractor hood above. French doors open into the conservatory, which is of UPVC construction on a dwarf brick wall. This is a lovely versatile space with views over the rear garden. Sliding doors open onto a patio area. A further door opens into a handy downstairs cloakroom with a low-level WC and a wash hand basin.



First Floor Accommodation

Ascending to the first floor, the landing offers doors to all rooms, a side elevation window and a loft access point.

Bedroom one is a well-proportioned double room with a front elevation bay window. Bedroom two is another good-sized double room with a rear elevation window and benefits from fitted wardrobes either side of the chimney breast. A fireplace and surround enhance the cosy atmosphere. Bedroom three is to the front aspect and offers a window overlooking the garden and driveway. This room is currently being used as a dressing room, accommodating a large wardrobe.

The contemporary style bathroom is tiled to the walls and floor and comprises of a p-shaped panel enclosed bath with a rainfall effect shower over, a vanity wash handbasin and a low-level WC. There is a side elevation obscured window and a traditional style towel radiator.

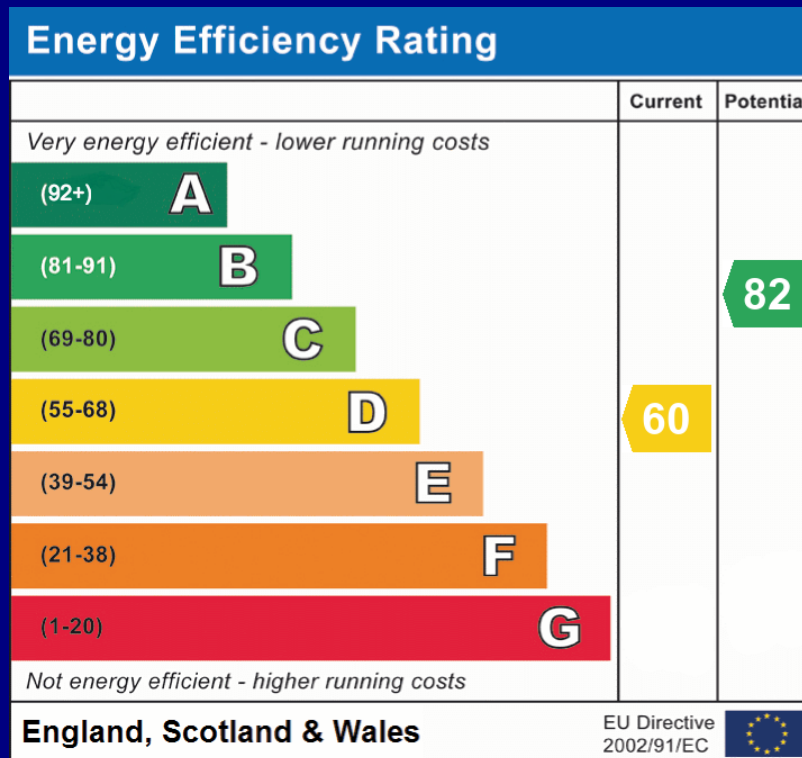
Outside

The property is approached by a driveway offering off road parking for approximately two vehicles. There is potential for the driveway to be extended to provide additional parking if needed. The front garden is predominantly laid to lawn with a variety of trees and shrubs to one side. There is pedestrian access into the rear garden.

The delightful, south facing rear garden is enclosed by a combination of walls and timber fencing. The garden is largely laid to lawn with decorative planted borders. A patio, adjacent to the dwelling, provides a lovely spot for al fresco dining. A footpath leads to the foot of the garden where you will find an area of hardstanding, which is perfect for a summerhouse, pergola or hot tub (gazebo pictured not included in the sale). This area was formerly a rear driveway, which could be reinstated by the new owner in the future if required.







COUNCIL TAX BAND: D - Southampton City Council. 2024/25 = 2,156.99

UTILITIES: Mains gas, electricity, water and drainage.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

Tel: 02380 404055 Web: www.mannsandmanns.co.uk

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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.