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**BOTLEY ROAD
SHOLING
SOUTHAMPTON
SO19 0NL**



MODERNISED FOUR-BEDROOM SEMI-DETACHED HOUSE WITH OFF-ROAD PARKING, A GARAGE, AND A LOVELY ENCLOSED REAR GARDEN, SITUATED IN A HIGHLY POPULAR RESIDENTIAL AREA. VIEWING RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.

£350,000 Freehold

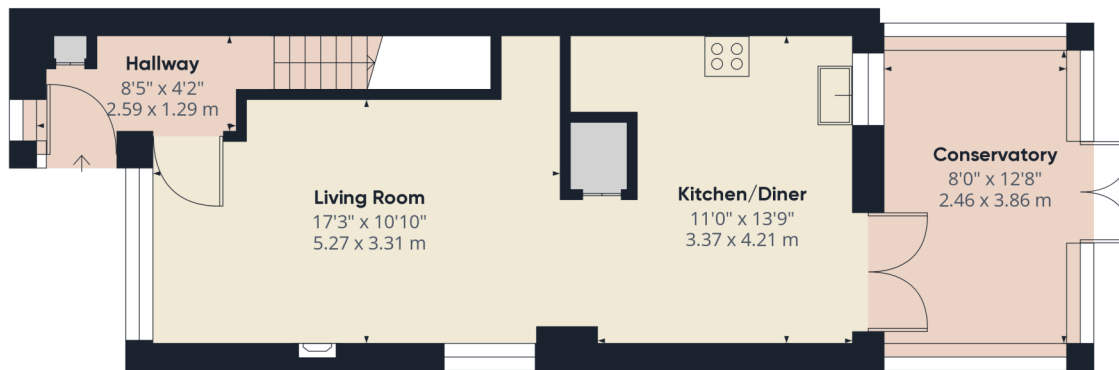
This lovely, four-bedroom semi-detached dwelling is located in the highly popular residential area of Sholing. Neutrally decorated throughout, with double glazing and gas fired heating the versatile living accommodation offers the perfect blend of spaces to gather and relax.

Arranged over three floors, the ground floor comprises of a hallway, living room, kitchen/diner, and a conservatory. On the first floor are two bedrooms and a family bathroom. To the second floor are two further bedrooms. Externally, the driveway provides off-road parking for multiple vehicles, there is a garage and an enclosed rear garden.

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: Tesco Express, One stop, The Millers Pond Public House and more.

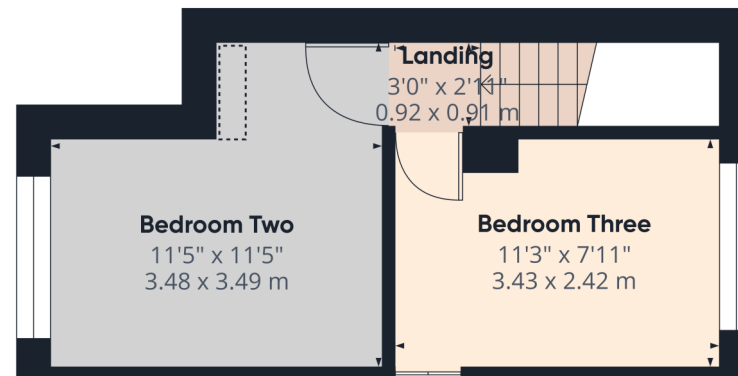
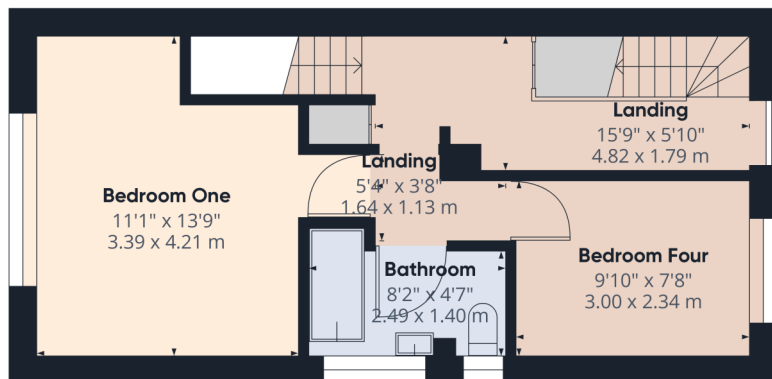
There is a range of schools within the area such as: Sholing and Ludlow Infant and Junior Schools, Oasis Academies Sholing and Mayfield and Itchen Sixth Form College for older students.

Sholing has 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⁾
 1135.16 ft²
 105.46 m²

Reduced headroom
 3.24 ft²
 0.3 m²



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

Ground Floor

Upon entering the property, you are greeted by the hallway, with a storage cupboard and laminate flooring. There is a door into the lounge and carpeted stairs rising to the first floor.

The light and airy living room offers dual aspect windows to the front and side elevations. There are two ceiling lights and the floor is carpeted. The focal point of the room is a gas fire and surround, making this a cosy spot for relaxing at the end of a busy day. A storage cupboard at the end of the living room offers a handy storage solution.





An opening leads into the kitchen/diner, which comprises of a range of matching wall and floor mounted units with a wooden, square edged worksurface over. A window and French doors open into the conservatory. This well-appointed kitchen boasts an eye level, built-in double oven, a five-ring gas hob with an extractor hood over and a stainless-steel sink and drainer. Integrated appliances include a fridge, freezer, and a washing machine. The kitchen offers space for a dining table and chairs. There are two ceiling lights, laminate flooring in the dining area, and tiled effect flooring into the kitchen. The conservatory is of UPVC construction on a dwarf brick wall. This bright and versatile space is perfect for entertaining, with French doors opening onto the rear garden offering a seamless transition from indoor to outdoor living.



First Floor

Ascending to the first floor, the landing offers doors to principal rooms and carpeted stairs rising to the second floor. An understairs cupboard provides a convenient storage space and a window to the rear elevation bathes the landing in natural light. The landing is predominantly carpeted; however the area outside the principal rooms benefits from laminate flooring, which flows seamlessly into the bathroom.

Well-proportioned bedroom one offers a window to the front elevation allowing an abundance of natural light into the room. Bedroom four has a window overlooking the rear garden and is currently being utilised as an office by the owner. Both bedrooms benefit from carpeted flooring.

The bathroom is tiled to principal areas and offers two obscured windows to the side elevation. The suite comprises of a panel enclosed bath with a shower over, a wash hand basin with storage space beneath and a low-level WC.

Second Floor

Rising to the second floor, the landing offers doors into bedrooms two and three. Bedroom two presents a window to the front elevation and bedroom three has a window overlooking the rear garden. Both bedrooms are of good proportions and benefit from carpeting flooring.

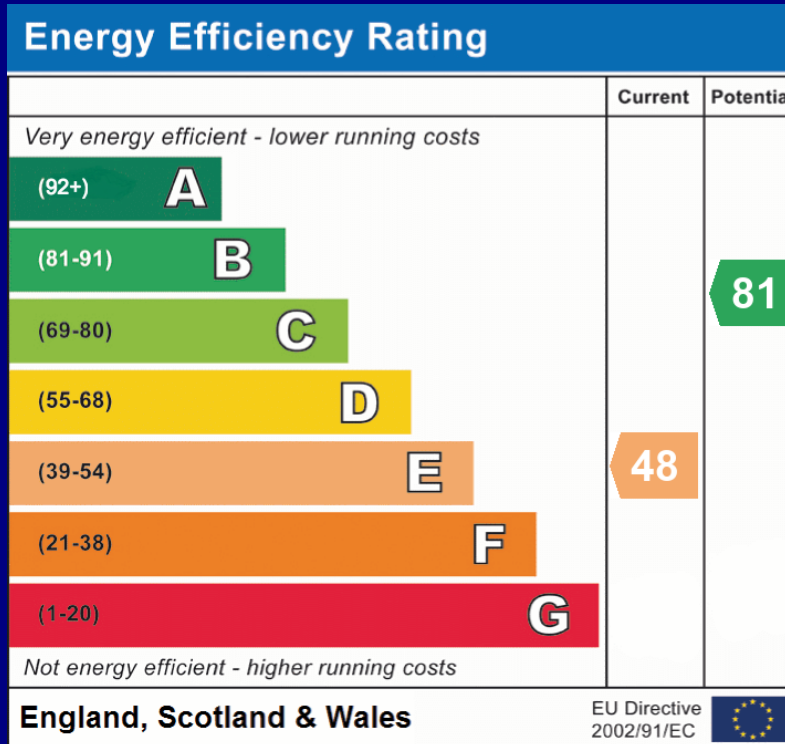
Outside

The property is approached by a block paved driveway, which offers parking for multiple vehicles. The driveway extends along the side of the house to a garage with an up and over door. The garage also benefits from pedestrian access to the rear.

The delightful rear garden is enclosed by timber fencing and is largely laid to artificial lawn with decorative raised borders. An area of raised wooden decking offers a lovely spot for outdoor entertaining and al fresco dining. The corner of the garden houses a timber storage shed.







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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.