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MIDDLE ROAD, SHOLING, SOUTHAMPTON, SO19 8NX



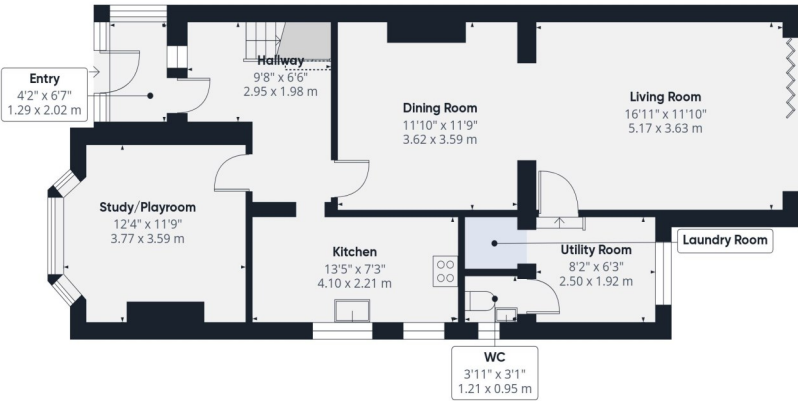
BEAUTIFULLY PRESENTED, 1930'S THREE BEDROOM DETACHED HOME, WITH CHARACTERFUL FEATURES OF ITS ERA SITUATED IN A HIGHLY POPULAR LOCATION ONLY A STROLL AWAY FROM ITCHEN SIXTH FORM COLLEGE. IT HAS OFF ROAD PARKING & A SIZABLE REAR GARDEN. VIEWING RECOMMENDED.

£435,000 Leasehold

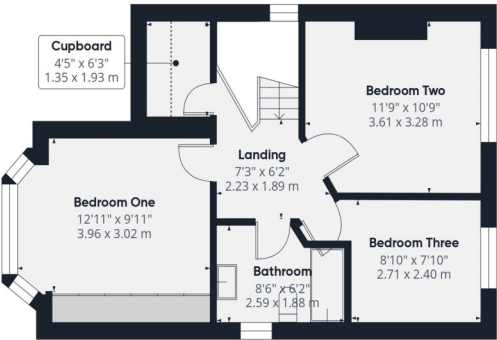
This charming detached house is typical of its 1930's era, which exuberates style with bay windows and timber imitation to the gable of the front elevation. The dwelling has been tastefully decorated and sympathetically modernised over the years.

To the ground floor there is a kitchen which has been recently upgraded by the current owners, which is well equipped and attractive to the eye. There is a cosy and spacious dining area which is open plan to the relaxing living room. Finally to this lovely ground floor living space there is a study/playroom with bay window, a utility and a cloakroom. Ascending to the first floor there are three bedrooms, a built in cupboard to the landing area and a modern bathroom. The majority of the windows are of UPVC double glazing, and it has gas fired central heating. There are ample power points throughout, off road parking for four plus vehicles and side access gate to the timber garage, ideal for storage. The side access further leads to the extensive rear garden which also benefits from a timber shed and decking ideal for entertaining.

The local residential area is known for its convenience and accessible transport links. It is a desirable neighbourhood with nearby schools, college, shops and general amenities. The area is well- connected, with bus and train services providing access to Southampton City centre and nearby locations.



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1238 ft²

114.9 m²

Reduced headroom

11 ft²

1 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Ground Floor

Upon entering the property, you are greeted by the entrance porch offering space to de-boot. A glazed wooden door leads to the beautiful entrance hall, which offers a sense of space and sets the tone for the accommodation ahead. There are doors to principal rooms, laminate wood effect flooring, turned staircase ascending to the first floor and a useful understairs storage cupboard, which also houses the gas meter.

The heart of this wonderful home is certainly the open plan living/dining room which has been tastefully decorated by the current owners.



The well-proportioned dining room is tastefully decorated, with a chimney breast to one side, which has a wooden mantle shelf and slate hearth. (Please note the fire is not in use). It offers a cosy space for dining with friends and family with engineered oak flooring and a radiator. The room continues open-plan to the main living area, ideal for relaxing at the end of a busy day. The living room has bi-folding doors, which provides an abundance of light into the room and access to the delightful rear garden. It is finished with stylish modern décor, two wall mounted grey radiators, a continuation of the engineered oak flooring, smooth ceiling with inset spotlights and a door which leads to the utility area and cloakroom. The utility is a useful space with butlers sink, work space, space and plumbing for a washing machine, space for a tumble dryer, radiator and a rear elevation window overlooking the rear garden. The cloakroom has a side elevation window, wash hand basin and WC.





This light and airy well-equipped kitchen, has been modernised by the current owners and comprises a comprehensive range of matching wall and floor mounted units with worksurfaces over. There is an eye level oven and grill, electric hob with an extractor above. Two side elevation windows providing an abundance of light. Laminate wood effect flooring, integrated fridge/ freezer. Integrated dishwasher and sink with drainer with arched mixer tap. The boiler is located in one of the wall mounted cabinets.

The playroom/study is a great place for work and play. The front elevation bay window allows natural light to flow through the room, with the added advantage of fitted blinds and it is finished with lovely décor, radiator and ample power points.



First Floor

Upon ascending the staircase, you find the landing with doors leading to all principle rooms, and a hatch to the loft space. The family bathroom is tiled to three sides and has decorative wall paper to one side. The three-piece suite comprises of a rain and handheld shower over the panelled bath, a vanity unit with above countertop circular ceramic wash hand basin with toiletry storage beneath, WC and a side elevation window allowing natural light into the room.

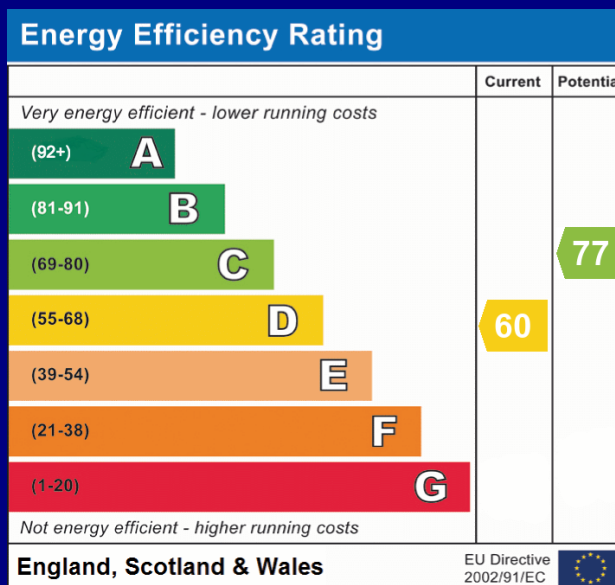
The master bedroom is a well proportioned double room, with a front elevation bay window that is double glazed with integrated blinds. There is built in wardrobe and a central point which has power for a flat screen television. The second and third bedrooms, have a light airy feel with views over the extensive rear garden.





The sizable rear garden, is mainly laid to lawn with a garden shed to one end and a split level decked seating area which is ideal for entertaining. To the front of the property there is a brick paved driveway which has off road parking for several vehicles, and a further brick paved driveway to one side providing further off road parking and access to the timber garage which has electric and light.





COUNCIL TAX BAND: D—Southampton city Council

UTILITIES: Mains gas, electric and drainage.

Leasehold: For the residue of 1000 years from the 29th September 1869.

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

Tel: 02380 404055

Web: www.mannsandmanns.co.uk



**1 & 2 Brooklyn Cottages
Portsmouth Road
Southampton
SO31 8EP**



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