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## **SOUTH EAST ROAD, SHOLING, SOUTHAMPTON, SO19 8TQ**



**DELIGHTFULLY PRESENTED TWO BEDROOM DETACHED PROPERTY IN A POPULAR RESIDENTIAL AND WELL CONNECTED AREA. THE DWELLING BOASTS OFF ROAD PARKING AND AN ENCLOSED GARDEN. VIEWING HIGHLY RECOMMENDED.**

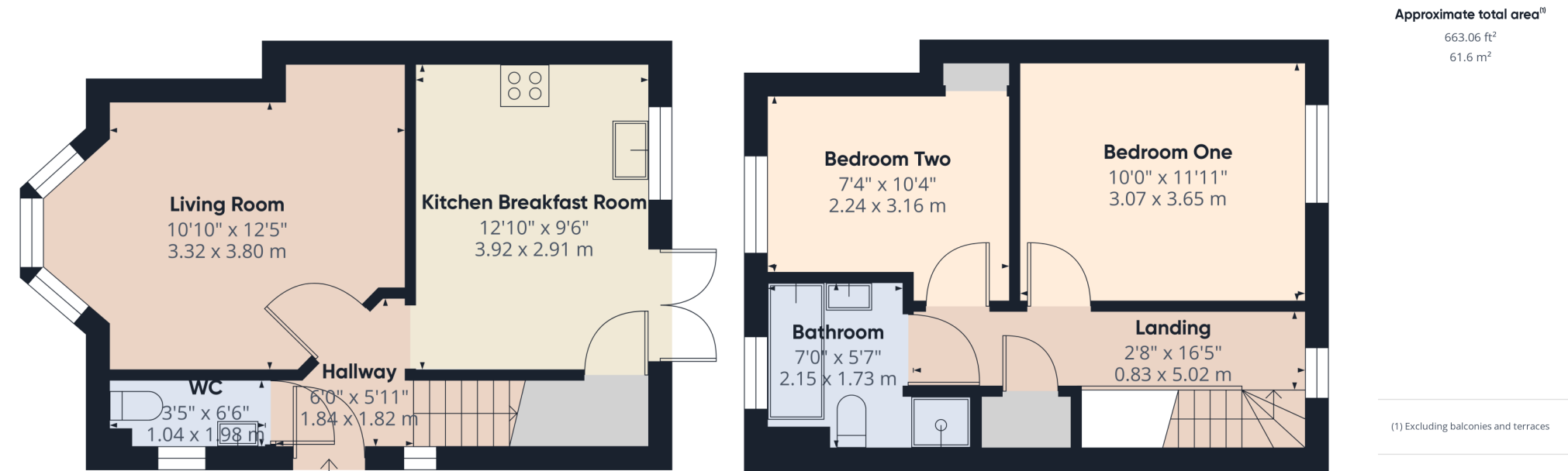
**Guide Price £270,000 to £280,000 Leasehold**

This delightful and well-presented two bedroom detached house is situated in the highly popular and well connected location of Sholing. The dwelling benefits from gas fired heating and double glazing and is built of brick elevations under a pitched tiled roof. This property offers, in our opinion, the perfect blend of comfort and convenience and presents the new owner the opportunity to move with minimal fuss.

Briefly, the ground floor accommodation comprises a hallway, living room, kitchen breakfast room and a cloakroom. On the first floor are two bedrooms and a bathroom. Outside there is a driveway providing off road parking 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, eateries and local shops including Co-op, Sholing Video, The Robin Hood and Millers Pond Public Houses and more. Ideally located for families, the Veracity Ground is a short walk away. Schooling is particularly attractive with a range of schools within striking distance including Sholing Infant and Junior Schools, Oasis Academy Sholing and Itchen Sixth Form College for older students.

Sholing boasts great transport links. The M27 junction 8 is nearby, connecting the cities of Southampton and Portsmouth. Regular bus services run into Southampton City Centre. Southampton Airport is a little over 5 miles away and offers both internal and international flights.





### Ground Floor

Upon stepping through the entrance door, you are greeted by the hallway offering doors to all rooms and stairs rising to the first floor. The well-proportioned living room is perfect for relaxing and offers a front elevation bay window, which allows an abundance of natural light into the room.







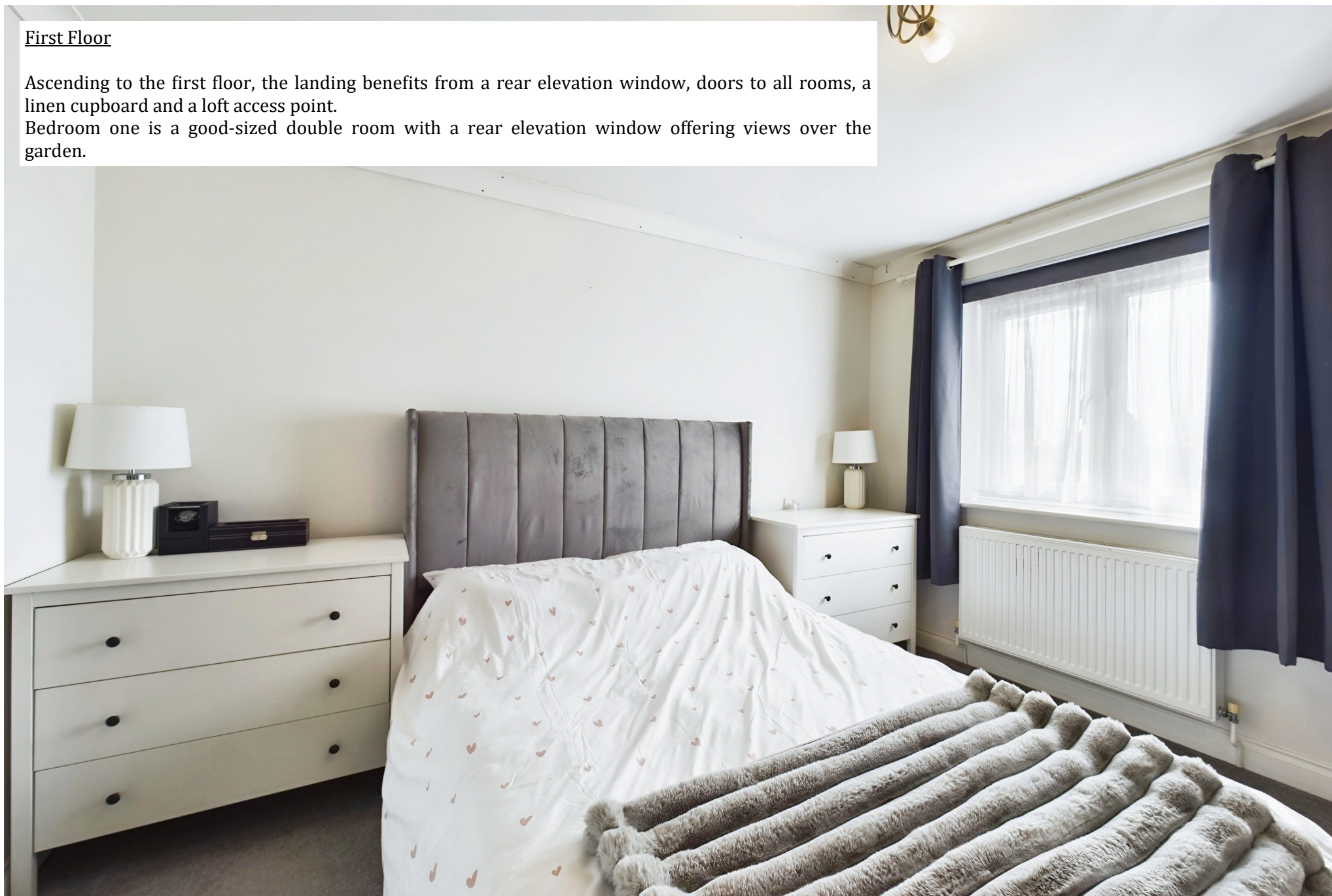
The kitchen breakfast room will prove popular with culinary enthusiasts and comprises a range of matching wall and floor mounted units with a worksurface over. Integrated appliances include an electric oven, electric hob and a fridge freezer. There is plumbing and appliance space for a washing machine. The kitchen also boasts a useful under stairs storage cupboard. A rear elevation window and French doors overlook and open onto the garden. The ground floor accommodation is completed by cloakroom with a low-level WC and wash hand basin.



## First Floor

Ascending to the first floor, the landing benefits from a rear elevation window, doors to all rooms, a linen cupboard and a loft access point.

Bedroom one is a good-sized double room with a rear elevation window offering views over the garden.





Bedroom two benefits from a front elevation window and a built-in cupboard. The contemporary style bathroom is tiled to principal areas with a front elevation obscured window. The four-piece suite comprises a shower cubicle, panel enclosed bath, low level WC and a wash hand basin with drawers beneath.

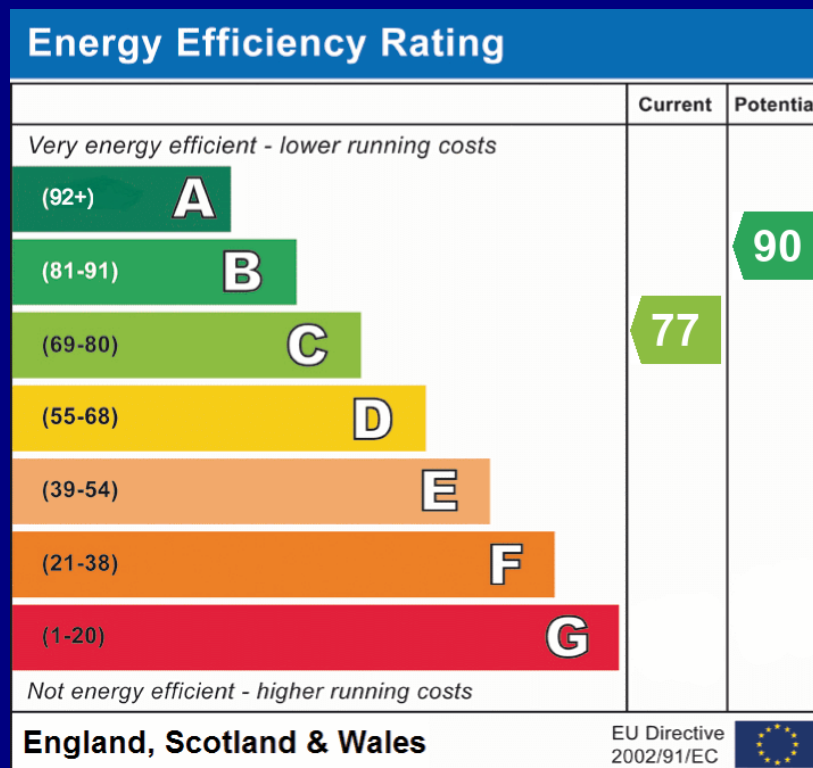




## Outside

The property is approached by a block paved driveway providing off road parking. To the side of the driveway is an area laid to shingle. A footpath leads along the side of the property to the entrance door and to a pedestrian gate allowing access into the rear garden. The low maintenance rear garden features artificial lawn and is enclosed by timber fencing. There is an outdoor power point and outside tap.





**COUNCIL TAX BAND:** Southampton City Council Band C - Charges for 2024/25 £1917.33.

**UTILITIES:** Mains gas, electricity, water and drainage.

**LEASEHOLD:** Residue of 1000 years from 29th September 1872. No ground rent currently collected (Chamberlayne Estate).

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

Tel: 02380 404055      Web: [www.mannsandmanns.co.uk](http://www.mannsandmanns.co.uk)



1 & 2 Brooklyn Cottages  
Portsmouth Road  
Southampton  
SO31 8EP



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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.