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VOKES CLOSE, SHOLING, SOUTHAMPTON, SO19 8BN



WELL PRESENTED THREE BEDROOM END OF TERRACE PROPERTY SET IN A WELL CONNECTED AND POPULAR RESIDENTIAL LOCATION, WITH A SIZEABLE REAR GARDEN AND OFF-ROAD PARKING FOR SEVERAL VEHICLES. VIEWING RECOMMENDED.

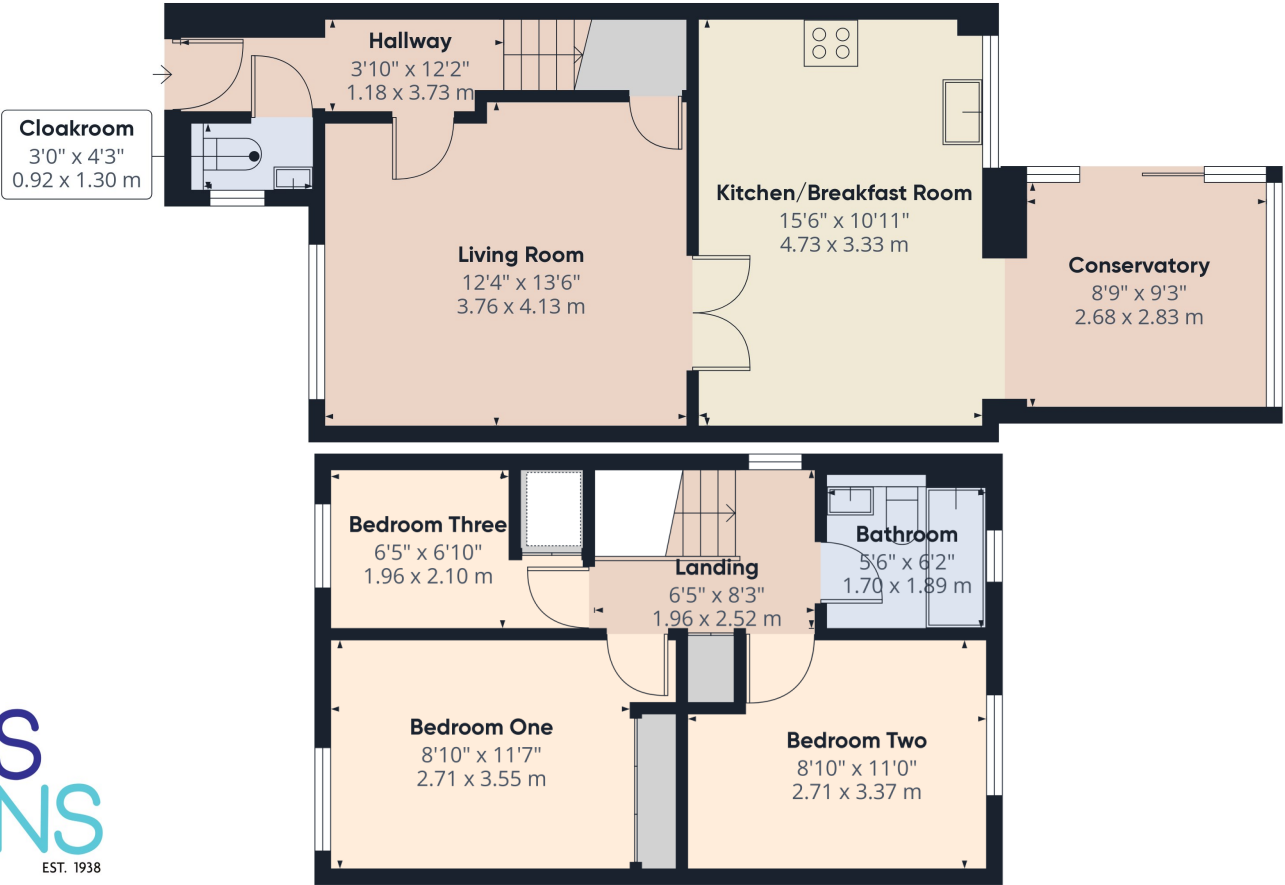
£325,000 Freehold

This well presented three-bedroom end of terrace property is situated in the popular residential location of Sholing. The dwelling was constructed in approximately 1998 and is timber framed with brick external elevations under a pitched tiled roof. The property combines comfort, convenience and functionality, making it an excellent choice for those looking to buy their first home or for families seeking a new dwelling. The ground floor comprises a hallway, living room, kitchen/breakfast room, conservatory and a cloakroom. On the first floor are three bedrooms and a family bathroom. Externally, there is off road parking for three vehicles 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, Tesco Express, Sholing Video, The Millers Pond Public House and more.

There is a range of schools within the area such as: Sholing Infant and Junior School, Oasis Academies Mayfield and 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 from Sholing into Southampton City Centre. Southampton Airport is a little over 5 miles away and offers both internal and international flights.



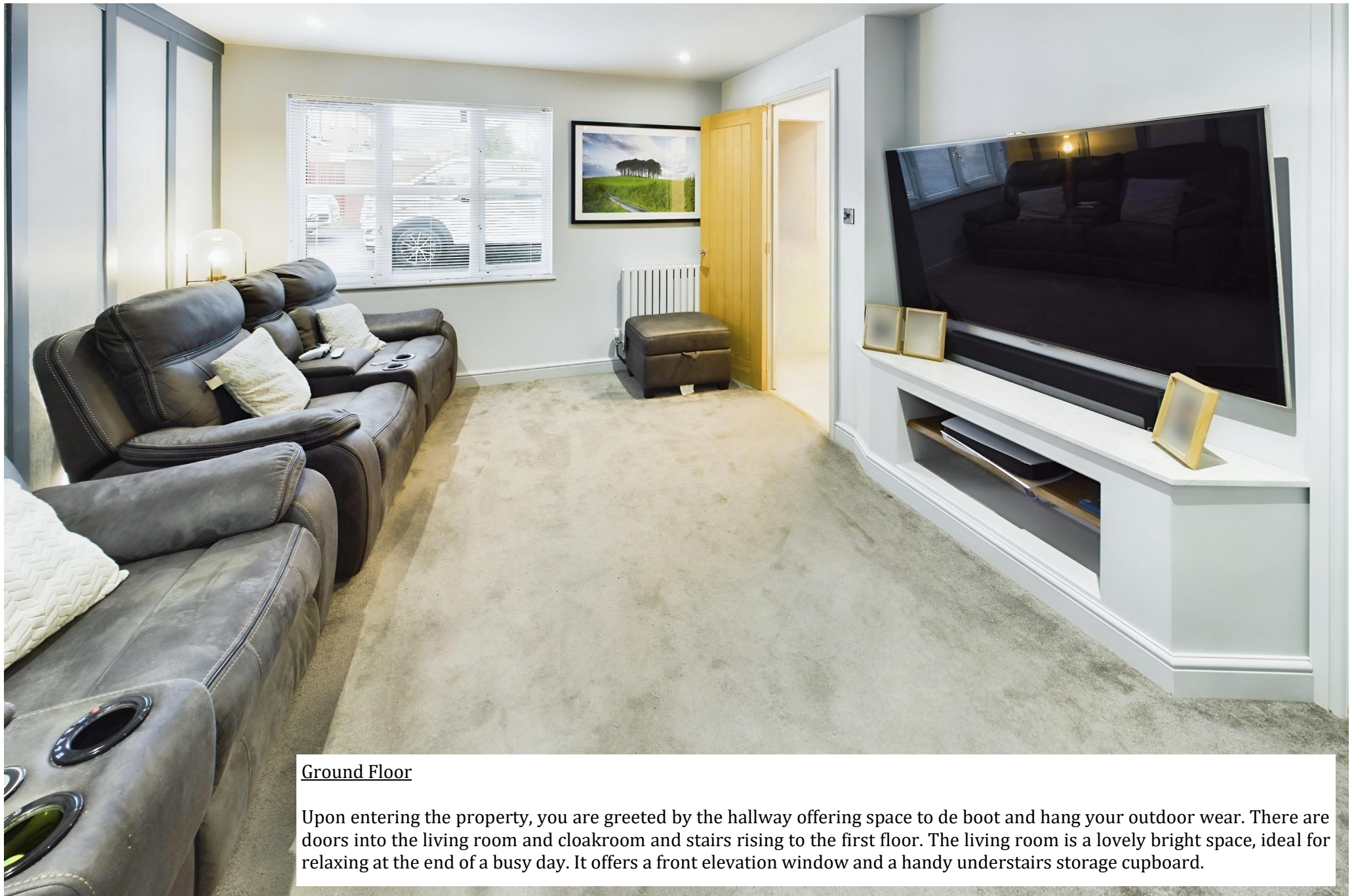
Approximate total area⁽¹⁾
831.41 ft²
77.24 m²

(1) Excluding balconies and terraces

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 hallway offering space to de boot and hang your outdoor wear. There are doors into the living room and cloakroom and stairs rising to the first floor. The living room is a lovely bright space, ideal for relaxing at the end of a busy day. It offers a front elevation window and a handy understairs storage cupboard.



Double doors open into the kitchen breakfast room, which will prove popular with culinary enthusiasts and is the perfect space for gathering and entertaining. The contemporary style kitchen comprises a range of matching wall and floor mounted units with a worksurface over. There is a electric hob with an extractor hood above, two electric ovens, an integrated dishwasher and washing machine, and appliance space for a fridge freezer. An opening leads into the conservatory which is currently being utilised as a dining area. The conservatory is of UPVC construction with a glazed roof, windows to two sides and French doors opening directly onto a raised wooden decked terrace. The ground floor accommodation is completed by a modern cloakroom with a wash hand basin and low-level WC.



First Floor

Ascending to the first floor, the landing offers doors to all rooms, a loft access point and a linen cupboard. Bedroom one is a well-proportioned double room with a front elevation window and a fitted wardrobe with sliding doors. Bedroom two, to the rear elevation, is another good-sized double room with a window overlooking the garden. Bedroom three offers a rear elevation window and a built-in storage cupboard. The modern bathroom boasts a panel enclosed bath with a rainfall effect shower over, a wash hand basin and a concealed cistern WC.

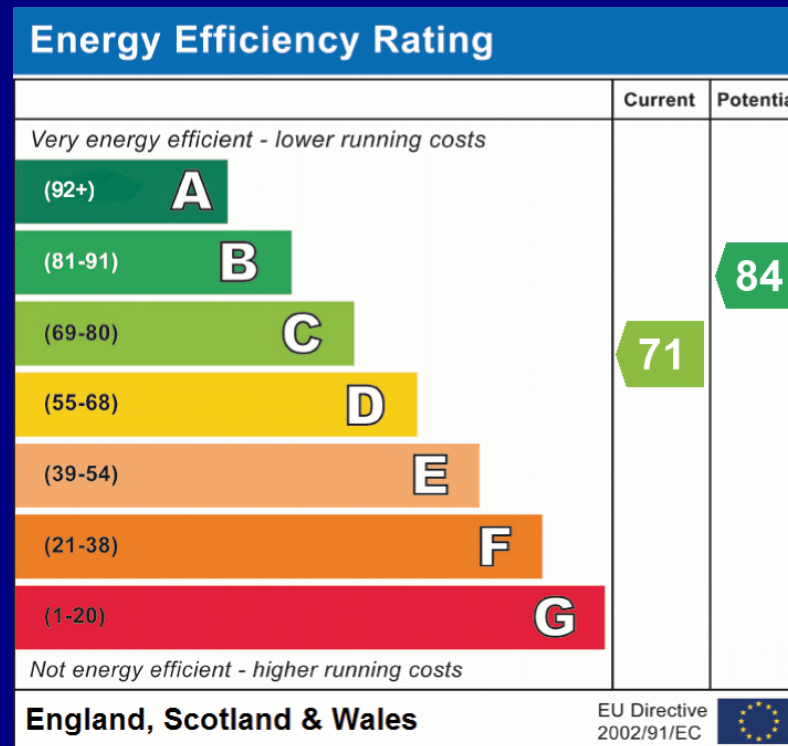




Outside

To the front of the property is parking for several vehicles, a garden area which is laid to shingle and a double gate providing access into the rear garden. The sizeable rear garden is enclosed by timber fencing and largely laid to lawn. A raised decked terrace, adjacent to the dwelling, provides an ideal spot for outdoor entertaining and al fresco dining. The decking also offers space for a storage shed. Steps from the decking lead to the main lawn.





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

UTILITIES: Mains gas, electricity, water and drainage.

ESTATE SERVICE CHARGE: Currently £125 per annum.

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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AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNS.

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.