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HIGHLY DESIRABLE, THREE BEDROOM, SEMI-DETACHED PROPERTY IN A POPULAR RESIDENTIAL LOCATION. RECENTLY MODERNISED THROUGHOUT AND OFFERED WITH NO FORWARD CHAIN, EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.

£300,000 Freehold



The Property

This delightful three-bedroom, semi-detached property is situated towards the end of a popular cul-de-sac in Southampton. Arranged over two floors, it offers comfortable living in a spacious yet cosy environment. Having recently undergone renovation projects to the kitchen/diner and bathroom in 2023, and benefitting from double glazing to all exterior windows and French doors, the balance of convenience and comfort make this property an opportunity not to be missed.

The Local Area Of Sholing

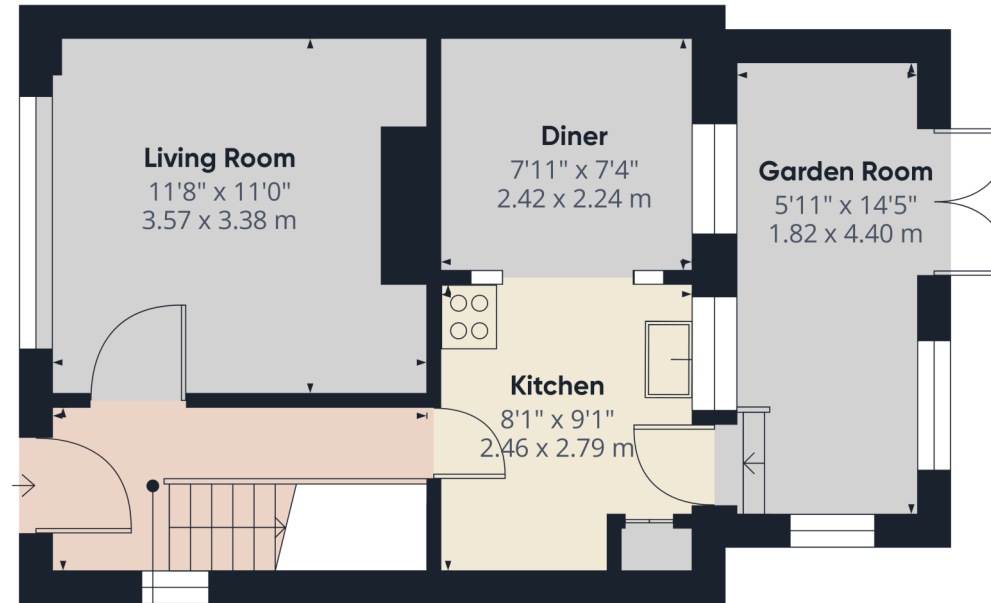
Sholing is a district on the eastern side of Southampton, located between Bitterne, Thornhill and Woolston. Sholing is home to a selection of pubs, restaurants and local shops including: Tesco Express, One stop, The Millers Pond Public House and more.

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

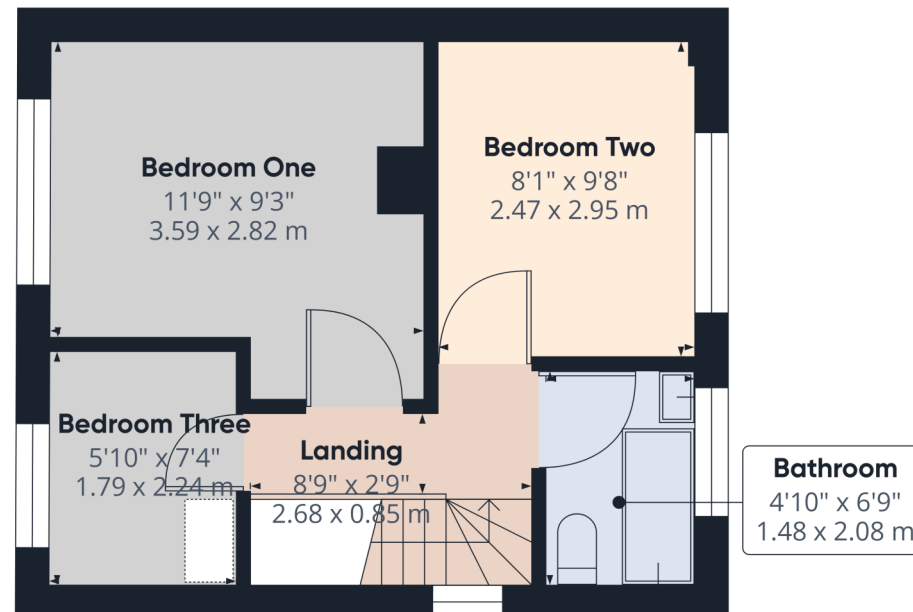
Sholing has great transport links. The local train station, which opened in 1866, offers travel to Southampton and Portsmouth with onward commuter links to London Waterloo and beyond. Southampton Central is only four stops away via train or a short drive in the car. Southampton Airport is a little over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

Key Features

- ◆ *Living Room*
- ◆ *Modern Kitchen/Diner*
- ◆ *Garden Room*
- ◆ *Three Bedrooms*
- ◆ *Modern Bathroom*
- ◆ *Ample Off-Road Parking*
- ◆ *Detached Garage*
- ◆ *Good-Sized Rear Garden*



Approximate total area⁽¹⁾
720.78 ft²
66.96 m²



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.



Ground Floor Accommodation

Upon entering via a composite door, you will find a hallway, with stairs rising to the first floor, doors to principal rooms and a handy understairs cupboard housing the consumer unit and utility meters. To the front elevation, is a bright and well-proportioned living room with a window overlooking the property frontage. Both the hallway and living room have recently refitted carpets, which extend upstairs onto the landing.

The garden room, at the rear of the house, has French doors opening onto the patio area with additional windows to the side and rear elevations. Benefitting from the practicality of laminate flooring, this versatile space could make the perfect family room or home office.





The stylish kitchen/diner truly is the heart of the home and has recently undergone a programme of modernisation. It now boasts a range of high gloss white wall and floor mounted units. There is a new, built-under oven and hob, a stainless-steel sink and drainer and ample appliance space. Contemporary, grey tiled splashbacks and a vinyl flooring complement the white square edged worksurfaces. A former larder cupboard has been repurposed to house a Worcester Greenstar 4000 condensing combination boiler. With a separate area for your dining table and direct access into the light and airy garden room, overlooking the rear patio, this is the perfect space for family gatherings and entertaining alike.





First Floor Accommodation

The first floor landing offers access to the loft space and has doors to all rooms. There are three neutrally decorated bedrooms, two of which are to the front elevation and one to the rear. All bedrooms benefit from recently refitted carpets. The modern bathroom has been remodelled in 2023. Comprising of a p-shaped bath with a shower over, glass shower screen, close coupled WC and pedestal wash hand basin. With fully tiled walls, vinyl floor covering, a heated towel radiator, fitted mirror and a mirror fronted cabinet, this room oozes functionality and style.



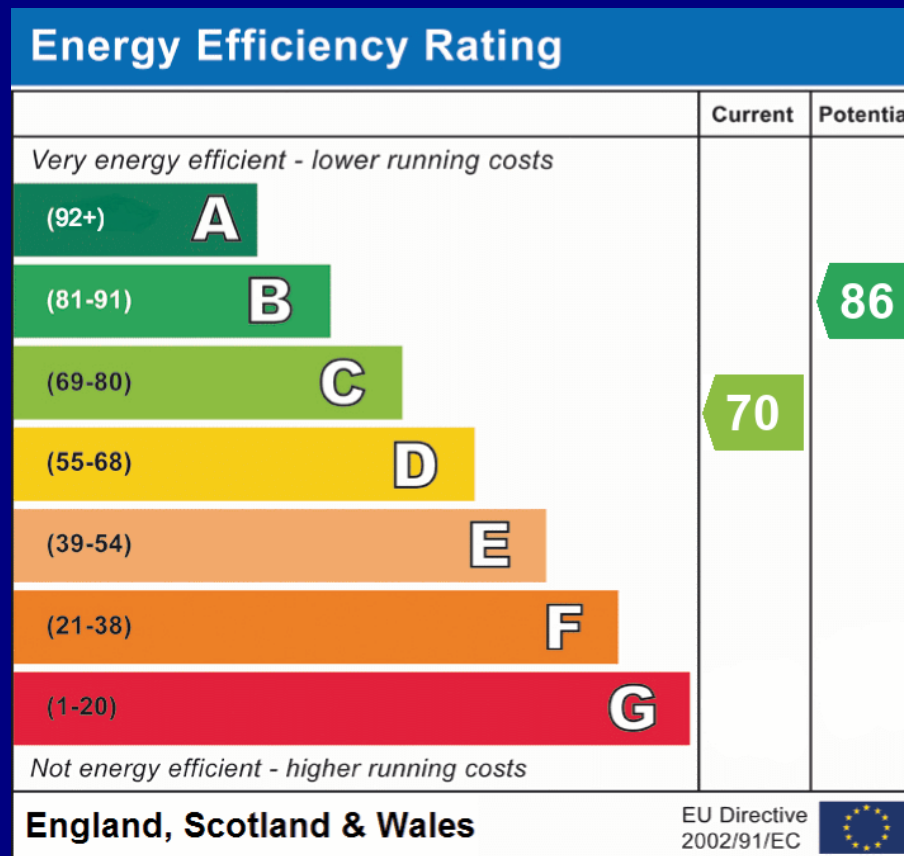


Outside

Externally, the property boasts ample off-road parking with a driveway extending along the side of the house and leading to a detached garage with an up and over door. To the front, an additional area of pea shingle offers the flexibility of further parking if required.

The generously sized, rear garden is mainly laid to lawn and largely enclosed by timber fencing. A paved patio area offers the perfect spot for relaxing and al fresco dining.





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