



ASKING PRICE

£310,000

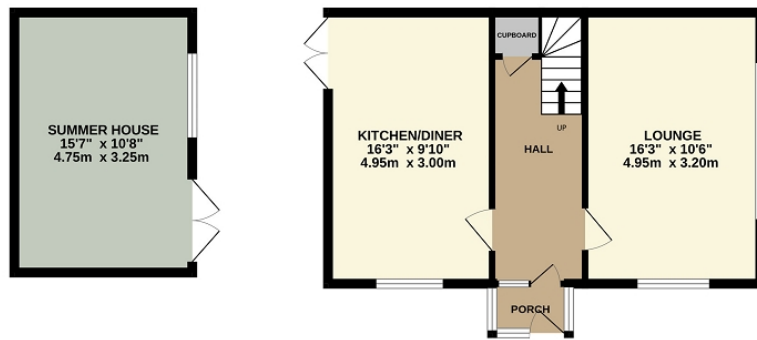
Freehold

North East Road, Sholing, SO19 8AW

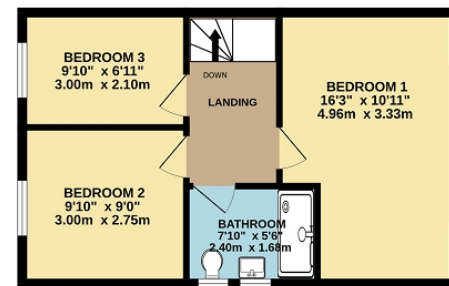
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GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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North East Road, , SO19 8AW

3 Beds - 1 Baths

A deceptively spacious three double bedroom end of terraced house with generous frontage and a secluded rear garden.

FEATURES

- Three double bedrooms on the first floor
- Off road parking via driveway with potential to create more parking!
- Modern shower room on the first floor
- Secluded garden with large outbuilding currently used as a bar/summerhouse
- Gas central heating and double glazing throughout
- Within close proximity to local amenities and public transport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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This well-presented three-bedroom end-of-terrace house in Sholing offers a comfortable and practical living space, ideal for families. Upon entering, you're welcomed by a generous hallway that leads to a spacious lounge at the front of the property. The lounge is bright and airy, thanks to large windows that allow plenty of natural light to flood the room. Towards the rear, the property features a well-proportioned kitchen diner, perfect for everyday meals and entertaining. The kitchen opens directly onto the garden through patio doors, seamlessly blending indoor and outdoor living. Upstairs, the property boasts three double bedrooms, each offering ample space for furniture and storage. The accommodation is completed by a modern shower room.

The garden is a standout feature, offering a summerhouse currently used as a bar, making it a great space for social gatherings. There is also side access, adding convenience.

Parking is well-catered for with a driveway at the rear, and the large front garden offers potential for additional parking space if required.



Bedroom 1 (16' 3" x 10' 11") or (4.96m x 3.33m)

Large UPVC double glazed window to front aspect with radiator beneath, fitted vertical blinds, Large double wardrobes with mirrored doors, moulded skirting boards with flooring laid to carpet.

Bedroom 2 (9' 10" x 9' 0") or (3.00m x 2.75m)

UPVC double glazed window to rear aspect with radiator beneath, moulded skirting boards and flooring laid to carpet.

Bedroom 3 (6' 11" x 9' 10") or (2.10m x 3.00m)

UPVC double glaze window to rear aspect with radiator beneath, moulded skirting boards with carpet laid to flooring.

Bathroom (5' 6" x 7' 10") or (1.68m x 2.40m)

Dual UPVC double glazed opaque windows, Large walk-in shower with shower screen tiled surround, Large rain effect shower head with hand held shower head, built in hand basin with chrome mixer tap and cupboard storage beneath. low level WC with built in cistern. laminate to flooring.

Garden

access via the french doors from kitchen, to decking area, lawn section to the side with hole for rotary washing line, gate access to off road parking.

Summerhouse (10' 8" x 15' 7") or (3.25m x 4.75m)

Set at the back of the garden, the vendors have made a saloon style bar with space for optics and pumps. window to let in ample natural light, space for bar games like table football or billiards. but could be converted to storage of annex.

Other

Southampton city council tax band C
Sellers position- Onward chain, need to find



Situated in Sholing, the property is ideally located for families, with a range of local amenities within easy reach. The local area is well-served by excellent schools. Southampton city centre is only approximately 3 miles away providing fantastic commuter links into London via various train stations.

Outside

Large sweeping front garden mainly laid to lawn with border flower beds with some low level shrubs. Car parking bay at the back of the house access via Wingate Drive. the house is access via small footpath to the side aspect which leads to UPVC Porch.

Entrance Hall

Entrance via UPVC double glazed opaque front door leading to wooden inner door with opaque panel leading to hallway, Coving to ceiling, stairs leading to first floor with storage cupboard beneath the stairs. Access to down stairs rooms, moulded skirting boards and carpet laid to flooring.

Lounge (16' 3" x 10' 6") or (4.95m x 3.20m)

Dual aspect UPVC double glazed window to front and side aspect with fitted vertical blinds, radiator beneath large front aspect window, Wallpaper feature wall at opposite end of room, moulded skirting boards flooring laid to carpet.

Kitchen dining room (16' 3" x 9' 10") or (4.95m x 3.00m)

UPVC double glazed window to side aspect. coving around the ceiling, Horse shoe style kitchen with space for Oven & Hob with glass splash back, fridge freezer & Washing machine. stainless steel sink with chrome mixer tap, cupboards above and below work surface, tiled splash back, Space for dining table with extra storage cupboard above and below work surface, space for tumble dryer. UPVC double glazed French doors with fitted vertical blinds leading to Garden, vinyl flooring.

Landing

accessed via stairs from hallway, carpet from stairs continued to landing. All rooms leading off of landing.



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