



GUIDE PRICE

£275,000

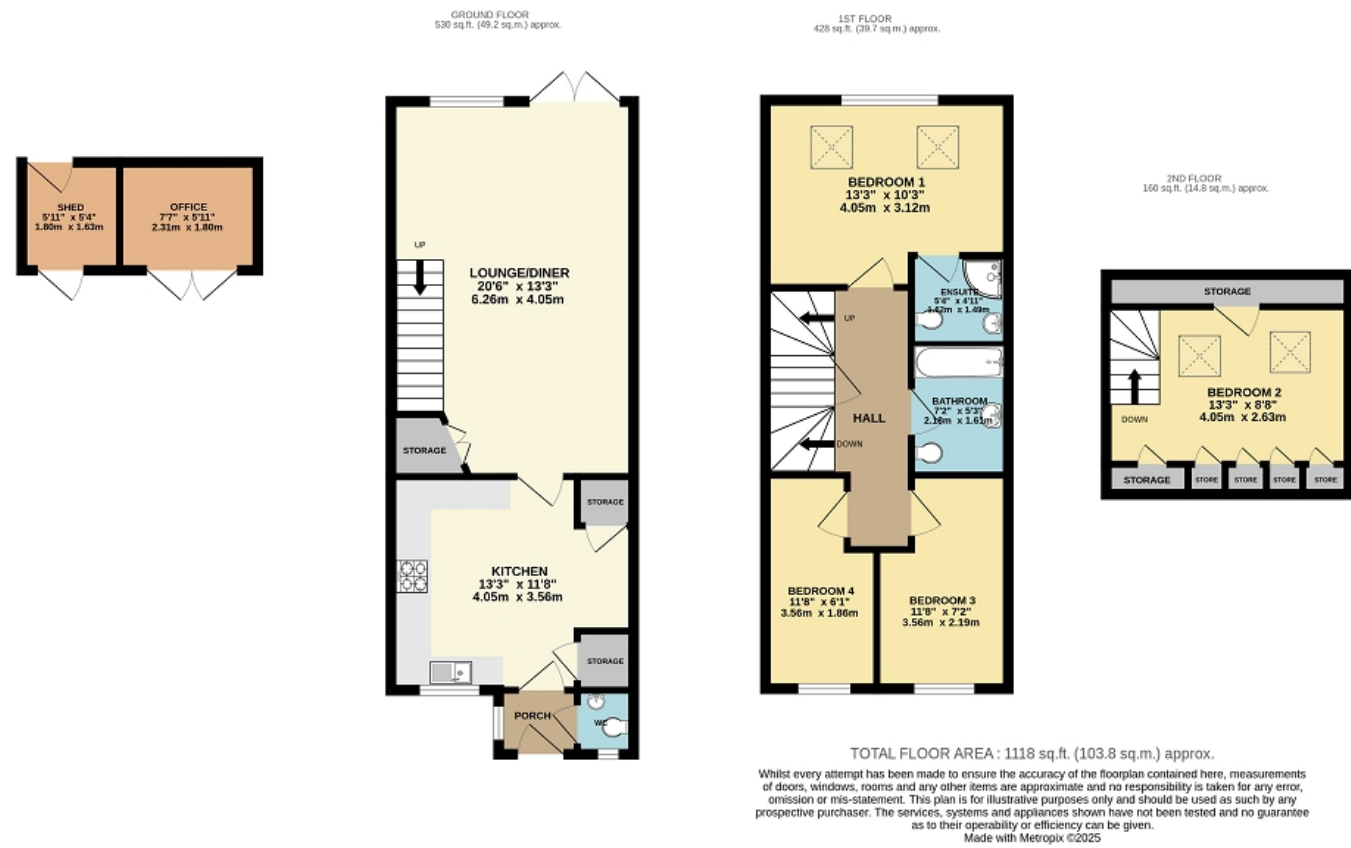
Freehold

Grainger Gardens, Sholing, SO19 0SD

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200

BRAMBLES



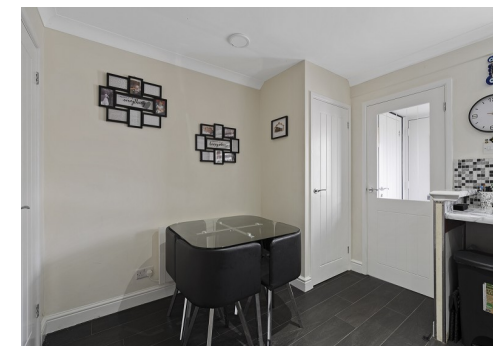
Grainger Gardens, Sholing, SO19 0SD

4 Beds - 2 Baths

Brambles are pleased to market this immaculately maintained four-bedroom home, close to the local amenities of Sholing.

FEATURES

- Four bedroom home, well maintained throughout
- En-suite to the master bedroom
- Convenient downstairs WC
- Ample storage cupboards
- Low maintenance front and back gardens
- Garden office
- Property owned solar panels
- Access to a shared car park
- Situated on a quiet road close to the local amenities of Sholing



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(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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Bursledon | Warsash | Mayfair



This four-bedroom terraced home, located in the highly desirable area of Sholing, is beautifully maintained throughout. The property features a low maintenance front and back garden, with an outbuilding to the rear which is currently set up as a home-office and outdoor storage shed.

Stepping in through the porch, the downstairs comprises of a modern kitchen and a spacious lounge with French doors looking out to the attractive back garden, plus theres a downstairs WC for added convenience. On the first floor there is a family bathroom plus three well-proportioned bedrooms with the master benefiting from an en-suite. From the landing, a doorway leads you up to a loft room, thoughtfully converted into an additional double bedroom.

Situated on a quiet road, close to local amenities, this property makes for a delightful family home. Please call Bramble Estate Agents today to arrange your viewing.



Front Garden

Front garden surrounded by picket fence. Block paved pathway leading to front door. Area laid to artificial grass. Border with mature shrubs. French drainage.

Porch

Composite front door with glazing. Fixed panel glazing to side of door. Vinyl flooring. Skirting boards. Inset spots. Doorways leading to WC and Kitchen/Diner.

W.C. (3' 6" x 3' 1") or (1.07m x 0.94m)

Wooden tongue and groove door. Double glazed, frosted window to front. Laminate flooring. Half tiled walls. Inset spots. Low level WC with cistern. White hand wash basin with chrome taps.

Kitchen (11' 8" x 13' 3") or (3.56m x 4.05m)

Wooden tongue and groove door with glazing. Double glazed window to front. Vinyl flooring. Matching wall and base units. Space for freestanding appliances. Stainless steel sink and drainer with chrome mixer tap. Ample work surfaces. Stainless steel extractor hood. Inset spots. Larder cupboard. Pantry cupboard. Electric radiator. Space for dining table and chairs. Doorway to living room.

Lounge/Diner (20' 6" x 13' 3") or (6.26m x 4.05m)

Wooden tongue and groove door. Laminate flooring. Skirting boards. Built in storage cupboard. Two electric radiators. Double glazed window to rear. UPVC double glazed French doors to back garden. Carpeted staircase rising to first floor.

Landing (14' 4" x 8' 0") or (4.37m x 2.43m)

Carpet. Skirting boards. Inset spots. Doorways leading off to all rooms on first floor. Airing cupboard housing the boiler.

Bathroom (7' 2" x 5' 3") or (2.18m x 1.61m)

Wooden tongue and groove door. Laminate flooring. Tiled walls. Panel bath with wall mounted electric power shower. White wash basin with chrome taps and built-in vanity unit below. Low level WC with cistern. Inset spots. Extractor fan.



Bedroom One (10' 3" x 13' 3") or (3.12m x 4.05m)

Carpet. Skirting boards. Electric radiator. UPVC double glazed window to rear. Two skylights to the rear. Door to en-suite.

En-Suite (4' 11" x 5' 4") or (1.49m x 1.62m)

Wooden tongue and groove door. Laminate flooring. Low level WC with cistern. Fully tiled walls. Glass shower cubicle with sliding doors and wall mounted electric power shower. Circular white wash basin with chrome mixer tap and a vanity unit built in below.

Bedroom Three (11' 8" x 7' 2") or (3.56m x 2.19m)

Wooden tongue and groove door. UPVC double glazed window to front. Carpet. Skirting boards. Electric radiator.

Bedroom Four (11' 8" x 6' 1") or (3.56m x 1.86m)

Wooden tongue and groove door. UPVC double glazed window to front. Carpet. Skirting boards. Electric radiator.

Bedroom Two (8' 8" x 13' 3") or (2.63m x 4.05m)

Wooden tongue and groove door leading to carpeted staircase rising up to bedroom two, loft room. Carpet. Skirting boards. Electric radiator. Two skylights. Eaves storage cupboards. Ambient LED lighting to the ceiling.

Rear Garden

Mainly laid to artificial grass. Patio area. Outbuilding housing storage shed and home office. Fully fenced.

Garden Office (5' 11" x 7' 7") or (1.80m x 2.31m)

UPVC double glazed French doors to garden. Carpet. Power. Lighting. Ethernet.

Storage Shed (5' 11" x 5' 4") or (1.80m x 1.63m)

Wooden door to garden. Power and lighting. Space for tumble



dryer. Door providing rear access out of the property.

Other

Southampton City Council Tax Band B £1762.79 2025/26 charges. Vendors position: Need to find



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