



Holland Place, Southampton, SO16  
Southampton

£350,000

Property Type: Semi Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

*Positioned within a quiet cul-de-sac setting, this charming 1930s detached family home has been thoughtfully improved and stylishly presented, offering a superb blend of character features and modern comforts. The property enjoys a convenient location within walking distance of Southampton General Hospital, making it an ideal choice for families and professionals alike.*

- Charming 1930s Detached Family Home
- Quiet Cul-De-Sac Setting
- Open-Plan Kitchen/Dining Area
- Recently Refitted Kitchen And Bathroom
- Feature Multi-Fuel Burner
- Underfloor Heating To Kitchen/Dining Area
- Driveway Parking And Timber Carport
- Generously Sized Landscaped Rear Garden
- Walking Distance To Southampton General Hospital

**Location** - Holland Place is ideally situated for access to Shirley's vibrant high street, offering a wide range of shops, cafés and amenities. Schooling for all ages is readily available, alongside excellent transport links via the M3 and M27 motorway networks. Nearby open spaces include The Common and the Sports Centre, providing excellent recreational facilities for families and outdoor enthusiasts.

#### Additional Information

Construction: Brick Under Tiled Roof

Services: Mains Water, Mains Electricity, Gas Central Heating

Local Authority: Southampton City Council

Council Tax Band: C





**Ground Floor Accommodation** - The property is approached via a fenced frontage with a mature hedgerow providing privacy to the front and side aspects. A driveway offers off-road parking, complemented by a timber carport to the side, providing additional parking, storage or log store space, with direct access through to the rear garden.

A covered storm porch with a refitted composite front door opens into the inner hallway, which features smooth and coved ceilings, engineered wooden laminate flooring and stairs rising to the first floor. Two useful under-stairs storage cupboards are provided, one housing the gas combination boiler, installed approximately four years ago. Doors lead to the lounge and dining areas.

The lounge is a welcoming and characterful reception room, featuring a smooth and coved ceiling, an attractive double-glazed bay window to the front aspect and a striking multi-fuel burner set within a stone fireplace with tiled hearth. Engineered LVT flooring continues through the space, which flows seamlessly into the open-plan kitchen/dining area at the rear.

To the rear, the open-plan kitchen/dining room provides an excellent social space, with smooth and coved ceilings, downlighting, a double-glazed window to the side and French doors opening directly onto the garden. The room benefits from wood-effect tiled flooring with app-controlled underfloor heating and retains an ornamental lined fireplace, ready for an additional burner to be installed (subject to appropriate installation).

The kitchen has been recently refitted and offers generous work surfaces with a range of base and eye-level units. Integrated appliances include an AEG fridge, dishwasher and washing machine, along with a vertical gas oven and grill, gas hob with contemporary extractor above and a sink unit with mixer tap.

**First Floor Accommodation** - The first-floor landing features a smooth ceiling, side aspect double-glazed window, carpeted flooring, loft access and doors to all bedrooms and the bathroom.

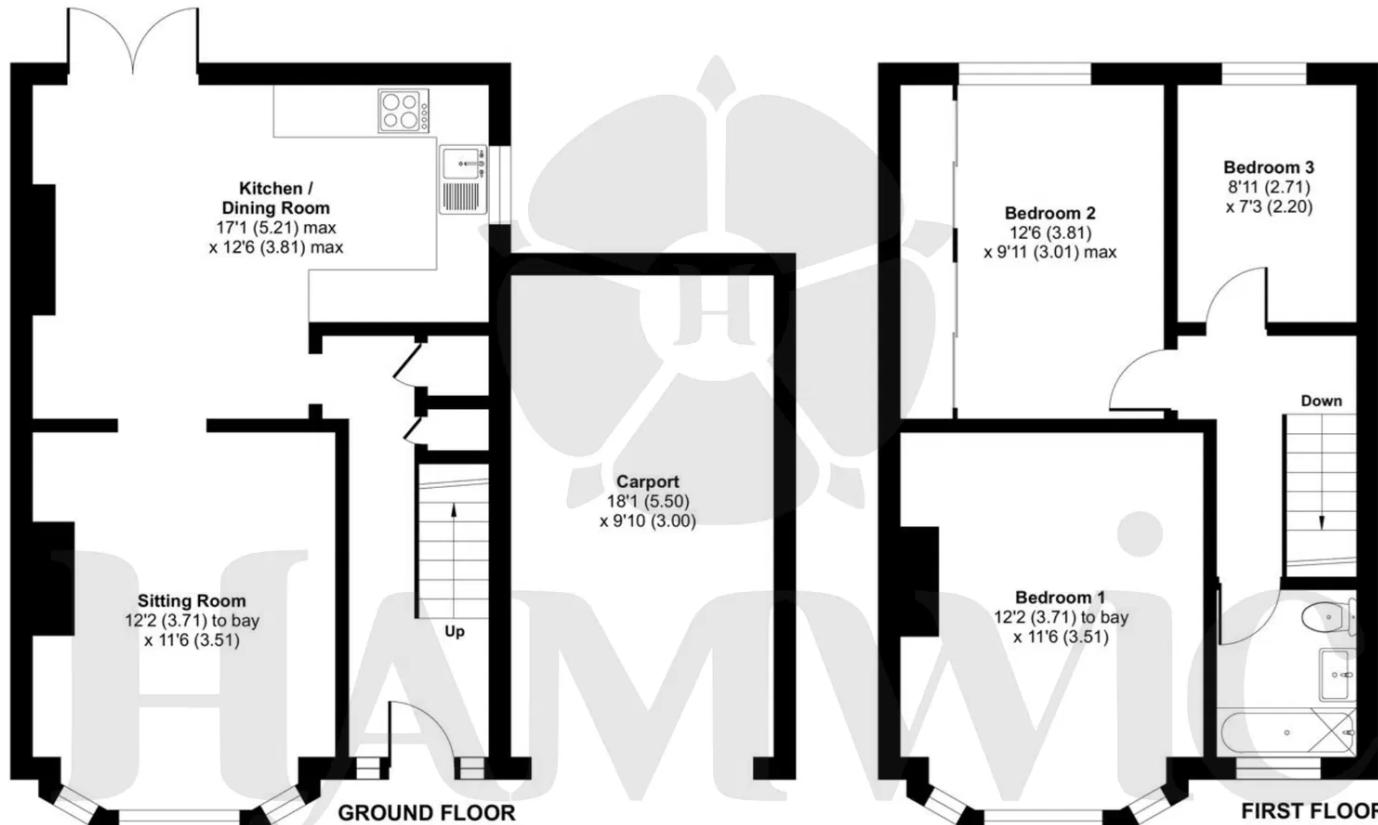
There are three well-proportioned bedrooms, all benefiting from fitted carpets, radiators and double-glazed windows.

- Bedroom One features a bay window to the front and a smooth ceiling.
- Bedroom Two enjoys built-in triple wardrobes and a smooth ceiling.
- Bedroom Three is a comfortable third bedroom with a textured ceiling, ideal as a nursery, home office or guest room

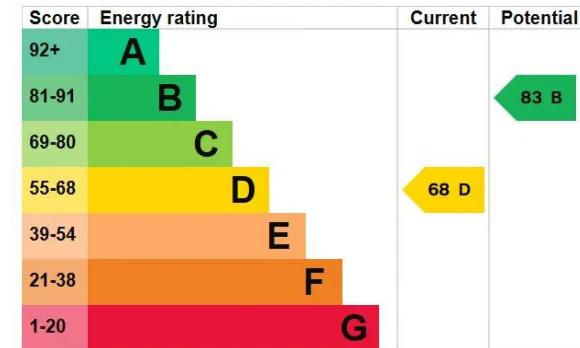
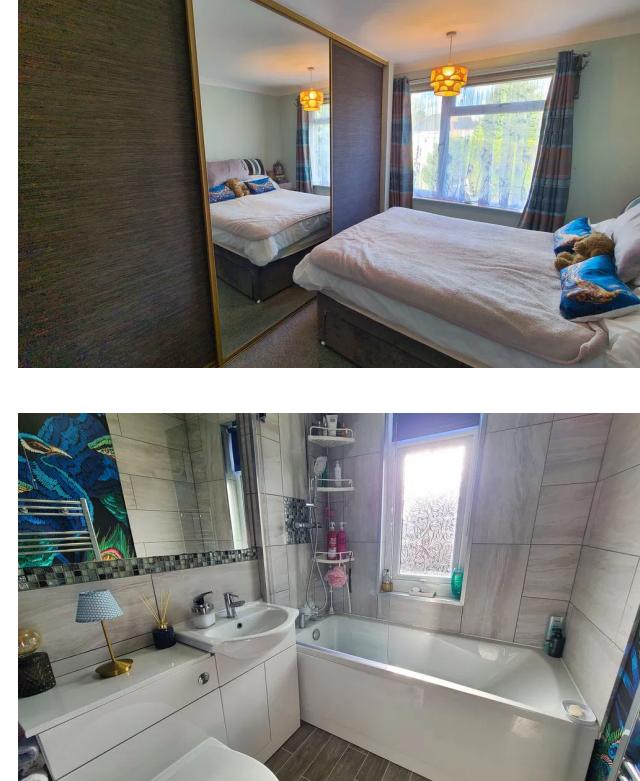
The family bathroom has also been refitted and comprises a vanity unit with concealed cistern WC and wash basin, an enclosed bath with mixer shower and glass screen, heated towel rail, extractor fan, large vanity mirror and vinyl flooring. An obscure double-glazed window to the front provides natural light and ventilation.

**Outside** - The rear garden has been attractively landscaped to create multiple seating areas, allowing you to enjoy the sun throughout the day. A flat level decked and patio area sits directly behind the property, leading to a lawned garden and a further raised decking area at the far end. Flower beds line the borders, with fencing to one side and a brick wall to the other.

A timber garden shed is fitted with power and lighting, and there is convenient access to the rear of the carport, enhancing the garden's practicality. **Tenure:** Freehold



All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



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