



16 Range Gardens, Sholing, Southampton, SO19 1RG

In Excess of £230,000

WHITE & GUARD

16 Range Gardens

Sholing, Southampton

INTRODUCTION

Offered with no forward chain, this two bedroom mid-terraced home offers excellent accommodation and has been finished to a good standard throughout. Accommodation briefly comprises an entrance hall, a modern fitted kitchen and a well-proportioned 17ft lounge on the ground floor.

Whilst the first floor has two double bedrooms and a modern fitted bathroom. Additional benefits include off road parking to the front, an integral garage and an enclosed rear garden. *** In addition, the freehold is available to purchase at a cost of £1,200 (incl. VAT) ***

LOCATION

The property benefits from being within catchment for Valentine Infant and Primary Schools and close to Oasis Academy Secondary School (as per southampton.gov.uk catchment checker). Close to Bitterne and its thriving centre with train station. Southampton's city centre with its broad range of shops including WestQuay shopping centre, its array of bars, restaurants, cinemas, amenities, and mainline railway station is within easy reach. Southampton Airport is also around twenty minutes away. All main motorway access routes are also close by via M27 links east and west bound including M3 to M25 and A3 to London.

AGENTS NOTE

The property is leasehold, and we are advised by the vendor that there are approx. 947 years remaining on the lease. (£12.00 Ground Rent per annum – not expected to increase – as advised by the vendor. Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Tenure - Leasehold
- Southampton City Council - Band B
- EPC - Grade D





INSIDE

Entering via the wooden front door into the entrance hall, the hallway is laid to carpeted flooring, has a radiator to one wall, access to the kitchen and a door opening to the lounge. The modern fitted kitchen is situated to the front of the property and has a double glazed window to the front aspect. Laid to wood effect vinyl flooring, there is a radiator to one wall, a mixture of wall and base units with cupboards and drawers under and roll top worktops over, as well as a stainless steel sink. Integrated appliances include an oven and hob with extractor over, along with space for a washing machine and a fridge/freezer. The well-proportioned lounge has a double glazed window and door to the rear aspect, opening to the garden. Laid to carpeted flooring, the lounge also has a radiator to one wall and stairs leading to the first floor which have under stairs storage cupboard.

The first floor landing is laid to carpeted flooring, has a skylight and doors leading to both bedrooms and the bathroom. Bedroom one has a double glazed window to the front aspect, is laid to carpeted flooring and has a radiator to one wall. Bedroom two has a double glazed window to the rear aspect, is laid to carpeted flooring and again has a radiator to one wall. The modern family bathroom has both tiled flooring and walls, a heated towel rail, benefits from a skylight and a built-in storage cupboard. There is a panel enclosed bath with shower over a wash hand basin and WC.

OUTSIDE

A dropped kerb to the front of the property gives access to a hard standing driveway providing off road parking. The driveway leads down to the integral garage. A hard standing sloped pathway leads to the front door.

The rear garden has wooden steps leading down from the rear of the house to a hard standing patio which in turn leads to artificial grass. The garden is also enclosed via a brick wall and a wooden fence.

The garage is separated into two sections via a stud wall with power lighting and radiators. The garage also houses the boiler and electrics.



SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

BROADBAND

Superfast Fibre Broadband is available with download speeds of up to 40-65Mbps and upload speeds of up to 9-15 Mbps. Information has been provided by the Openreach website.

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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

