



21 Gladstone Road, Sholing, Southampton, SO19 8GU

£270,000

WHITE & GUARD



# 21 Gladstone Road

Sholing, Southampton

## INTRODUCTION

Offered with no forward chain, this three bedroom semi-detached home is situated in the popular location of Sholing. The property's accommodation briefly comprises an entrance hall, a lounge with bay window, a separate kitchen and dining room on the ground floor. Whilst to the first floor are two double bedrooms, one single bedroom, a shower room and a separate WC. Additional benefits include off road parking to the front and a low maintenance rear garden.

## LOCATION

The property benefits from being within catchment for St. Monica Primary School and close to Oasis Academy Secondary School (as per [southampton.gov.uk](http://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.

- Tenure - Freehold
- Southampton City Council - Band C
- EPC - Grade E







## INSIDE

The property is entered via the wooden front door opening into the entrance hall. The hallway is laid to carpeted flooring, has a gas fire to one wall, stairs leading to the first floor which have under stairs storage and doors opening to all principal rooms. The lounge has a double glazed bay window to the front aspect, is laid to carpeted flooring and has an electric fire with wooden surround and hearth. The dining room has double glazed sliding doors to the rear aspect opening to access the garden, is laid to carpeted flooring and has a gas fire with tiled surround and hearth. The kitchen has a double glazed window and a door to the side aspect opening to access the rear garden. Laid to vinyl flooring, there are wall and base units with rolltop worktops over and a stainless steel sink. Space is also provided for a washing machine, a fridge/freezer and a cooker.

To the first floor landing is an obscure double glazed window to the side aspect, a loft hatch, carpeted flooring and doors opening to the bedrooms, shower room and separate WC. Bedroom one has a double glazed bay window to the front aspect and is laid to carpeted flooring. Bedroom two has a double glazed window to the rear aspect, is again laid to carpeted flooring and has a built-in storage cupboard. Bedroom three has a double glazed window to the front aspect and is laid to carpeted flooring. The shower room has an obscure double glazed window to the side aspect, is laid to lino flooring, has a heated towel rail, a shower, a wash hand basin and boiler to one wall. The separate WC has an obscure double glazed window to the side aspect, is laid to carpeted flooring, has tiled walls and a WC.

## OUTSIDE

A dropped kerb to the front of the property gives access to a hard standing driveway providing off road parking. The front garden is laid to lawn with a brick wall to three sides and a hedge to the other. A pathway leads down the side of the property to access the rear garden, via a wooden gate.

The rear garden is mainly laid to lawn with a hard standing pathway leading to the end of the garden. Flowerbeds border the garden with the garden itself being enclosed via a wooden fence.





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 49-74 Mbps and upload speeds of up to 12-20 Mbps. Information has been provided by the Openreach website.

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