



48 Banbury Avenue, Sholing - SO19 8GH
£220,000

WHITE & GUARD

48 Banbury Avenue

Sholing, Southampton

INTRODUCTION

Offered with no forward chain this two bedroom first floor maisonette has been finished to a high standard throughout and comprises of an entrance hall, two double bedrooms, modern fitted kitchen, modern fitted bathroom and lounge. The property also benefits from a private enclosed garden with large summerhouse, garage, shed with power and off road parking for two cars.

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.

- Southampton City Council Band B
- EPC Rating - C
- Tenure - Leasehold





INSIDE

Upon entering via the UPVC double glazed front door, you will find the entrance hall with laminate flooring and stairs leading up to the entrance hall which has carpeted flooring, a loft hatch and access to all principal rooms.

The lounge has a double glazed window to rear aspect, laminate flooring and radiator to one wall.

The kitchen has a double glazed window to front aspect, laminate flooring, a mixture of wall and base units with rolltop worktops and stainless steel sink. Integrated appliances include oven, hob with extractor over with space for washing machine and fridge/freezer.

Bedroom one has a double glazed window to rear aspect, carpeted flooring and radiator to one wall.

Bedroom two has two double glazed window to front aspect, carpeted flooring and radiator to one wall.

The bathroom has an obscure double glazed window to side aspect, tiled walls and flooring, a heated towel rail, bath, shower, WC and wash hand basin with storage underneath.

OUTSIDE

A hard standing pathway leads down from the pedestrian footpath to access the front door. To the side of the pathway is an enclosed private garden with a large summerhouse, mainly laid to lawn with a shingle pathway leading to a private carpark, garage with up and over door and shed with power and light.

AGENTS NOTE

The property is Leasehold and has a 999 year lease with 948 remaining. There is an annual ground rent of £310.00. Disclaimer - this information has been provided by the Vendor. Please seek verification prior to purchase.

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

Virgin Gig1 Fibre Broadband is available with download speeds of up to 1130Mbps and upload speeds of up to 104Mbps. Information has been provided by the Virgin Media website. Vendor confirmed they use Virgin Media.

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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.



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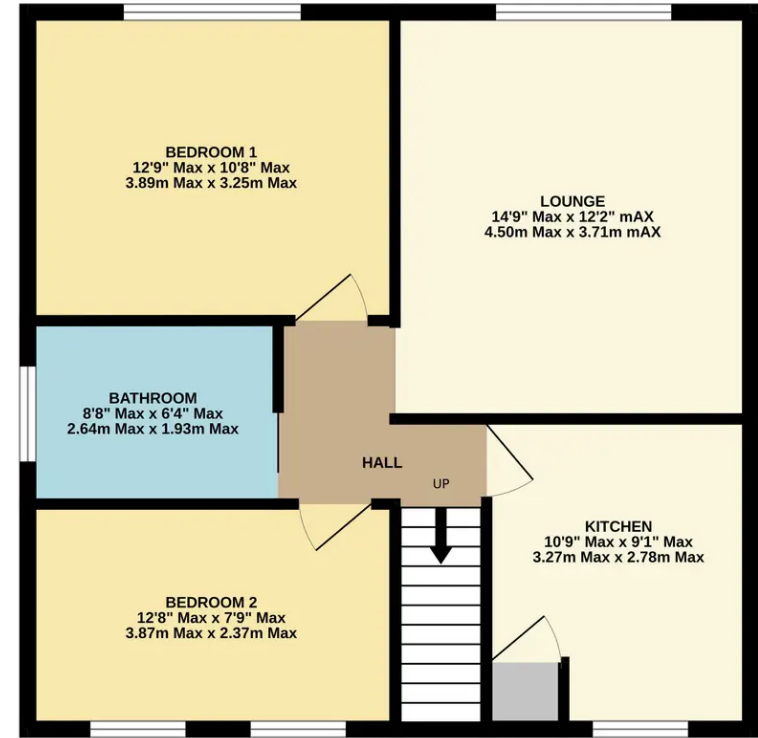
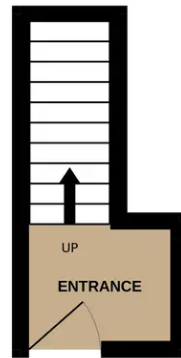
PRS Property Redress Scheme

Zoopla



GROUND FLOOR

FIRST FLOOR



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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