



6 Loane Road, Sholing, Southampton, SO19 2PE

In Excess of £315,000

WHITE & GUARD

# 6 Loane Road

Sholing, Southampton

## INTRODUCTION

Built in the early 1900's and situated in the popular location of Loane Road in Sholing, this three bedroom semi-detached home offers excellent accommodation and period features. Accommodation on the ground floor briefly comprises an entrance hall, a 24ft open plan lounge/diner, a fitted kitchen, a utility area and a downstairs WC. Whilst to the first floor are three bedrooms, two of which are doubles, and a fitted bathroom. Additional benefits include off road parking to the front, and an enclosed mature rear garden.

## LOCATION

The property benefits from being within catchment for Sholing Infant & Junior School 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, with a 997 year lease from 1870 which has approx. 843 years remaining on the lease. (£0.50 Ground Rent per annum – not expected to increase & no service charge – as advised by the vendor). Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold - 843 years approx. remaining
- Southampton City Council - Band C
- EPC - Grade C





**INSIDE** Entering via the composite front door into the entrance hall, the hallway of this well-presented family home is laid to carpeted flooring, has a radiator, stairs leading to the first floor and a door to one side opening into the lounge/diner. The 24ft lounge/diner has a double glazed bay window to the front aspect with three radiators under the bay, is laid to carpeted flooring and has a gas fireplace with a brick surround and marble hearth. A double glazed window is found to the rear aspect with a radiator under, with the lounge/diner also having a built-in under stairs storage cupboard and access opening into the kitchen. The kitchen itself has a double glazed window to the side aspect, is laid to tiled flooring, has a mixture of wall and base units with cupboards and drawers under and roll top worktops over, along with a stainless steel sink. There is space for a dishwasher and a fridge/freezer, as well as an integrated oven and hob which has an extractor over. The utility room is accessible from the kitchen and has a single glazed window to the rear aspect, is laid to tiled flooring, and has a wooden door to the rear aspect opening to the garden. There is space and plumbing for a washing machine with the boiler to one wall. Access is provided to the downstairs WC which has a continuation of the tiled flooring and a WC.

To the first floor, the landing is laid to carpeted flooring, has a loft hatch and an airing cupboard housing the water tank, with doors leading to the bedrooms and bathroom. Bedroom one has two double glazed windows to the front aspect, is laid to carpeted flooring and has two radiators. Bedroom two has a double glazed window to the rear aspect, is laid to carpeted flooring and has a radiator. Bedroom three has a double glazed window to the rear aspect, is laid to carpeted flooring, has a radiator and a built-in wardrobe. The bathroom has an obscure double glazed window to the side aspect, is laid to tile effect lino flooring, has tiled walls and benefits from a heated towel rail. A panel enclosed bath with shower over, WC and a wash hand basin complete the first floor accommodation.

**OUTSIDE** A dropped kerb to the front of the property gives access to the blocked paved driveway providing off road parking for multiple vehicles, with the driveway also leading to the front door. A wooden gate to one side provides access to the rear garden. The rear garden itself has a hard standing patio from the rear of the house which is covered with a veranda. A step down to a hard standing pathway leads to end of the garden with lawn either side and flowerbeds bordering, including mature plants and bushes. A wooden shed is situated to the end of the garden, with the garden 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

Ultrafast Fibre Broadband is available with download speeds of up to 1800 Mbps and upload speeds of up to 120 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.



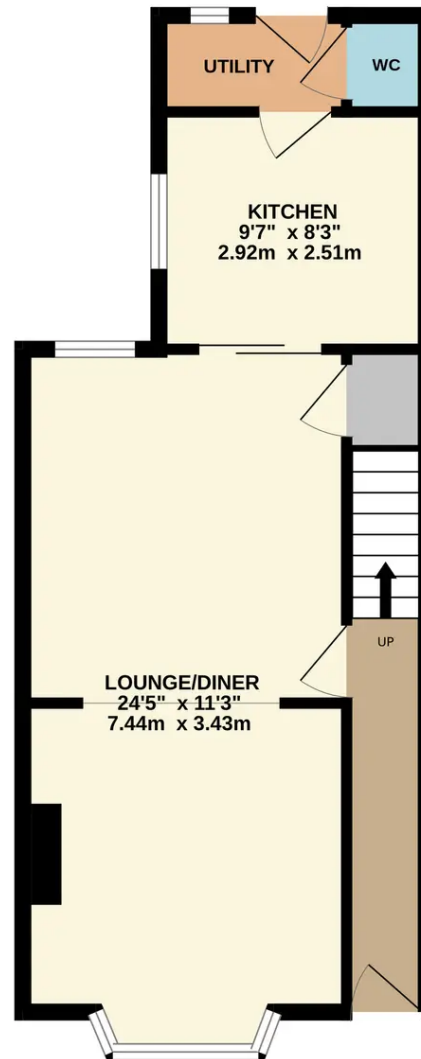
rightmove

PRS Property Redress Scheme

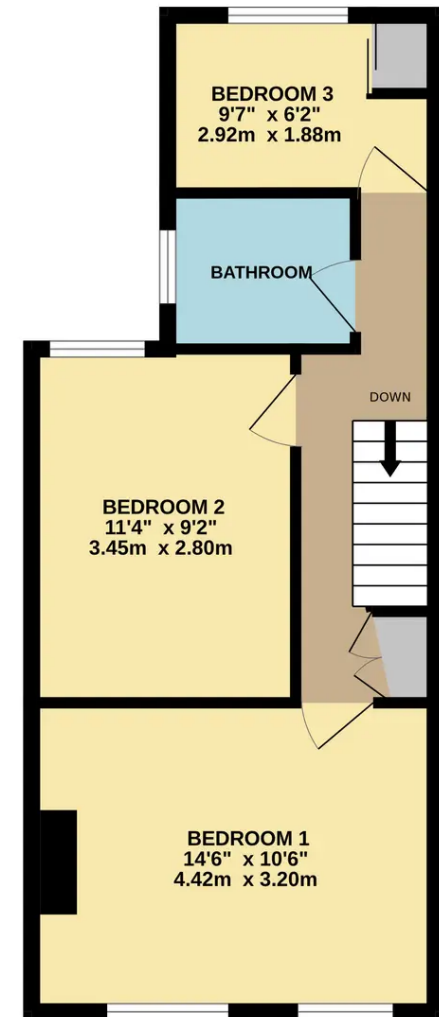
Zoopla



GROUND FLOOR



1ST 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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