



6 Quilter Close, Sholing, Southampton, SO19 0DW

In Excess of £200,000

WHITE & GUARD

# 6 Quilter Close

Sholing, Southampton

## INTRODUCTION

Offered with no forward chain and situated in a quiet cul-de-sac, this three bedroom end-of-terrace home offers excellent potential. The property's accommodation briefly comprises an entrance hall, an 18ft lounge/diner, 17ft fitted kitchen, and a downstairs WC on the ground floor. The first floor has three bedrooms, a shower room and a separate WC. Additional benefits include a low maintenance front garden and an enclosed rear garden.

## LOCATION

The property benefits from being within catchment for Valentine 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 B
- EPC - Grade E





## INSIDE

The property is entered via the UPVC front door opening into the entrance hall. The hallway has a single glazed window to the front aspect, is laid to laminate flooring, has an electric storage heater to one wall, stairs leading to the first floor and doors leading to both the lounge/diner and the kitchen. The 18ft lounge/diner has a double glazed window to both the front and rear aspects, is laid to wooden flooring, has an electric storage heater to one wall and access to an inner hall. The 17ft fitted kitchen again has a double glazed window to both the front and rear aspects, is laid to tiled flooring, has an electric storage heater to one wall, 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 washing machine and a fridge/freezer, along with an integrated oven and hob with extractor over. The inner hall is accessible from both the kitchen and the lounge/diner, is laid to tiled flooring, has an electric storage heater to one wall, a built-in storage cupboard and access to the downstairs WC. Additionally, a UPVC door to the rear aspect opens out to the rear garden. The downstairs WC has an obscure double glazed window to the rear aspect, is laid to tiled flooring, has a WC and a wash hand basin.

To the first floor, the landing is laid to carpeted flooring, has two built-in storage cupboards with one housing the water tank and then doors leading to the bedrooms and shower room. Bedroom one has a double glazed window to the front aspect, is laid to carpeted flooring and has an electric storage heater to one wall. Bedroom two has a double glazed window to the front aspect, is also laid to carpeted flooring and has an electric heater to one wall. Bedroom three has a double glazed window to the rear aspect, is laid to carpeted flooring and has an electric heater to one wall. The shower room again has an obscure double glazed window to the rear aspect, tiled flooring and walls, and benefits from a heated towel rail, with a shower and a wash hand basin. The separate WC has an obscure double glazed window to the rear aspect and is laid to tiled flooring.

## OUTSIDE

The front garden is mainly laid to lawn, with a hard standing pathway leading to the front door. The rear garden is mainly laid to block paving with a raised deck to one side. There is a brick-built storage shed, with the garden itself being enclosed via a wooden fence and a brick wall.



## SERVICES

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 1,800 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.



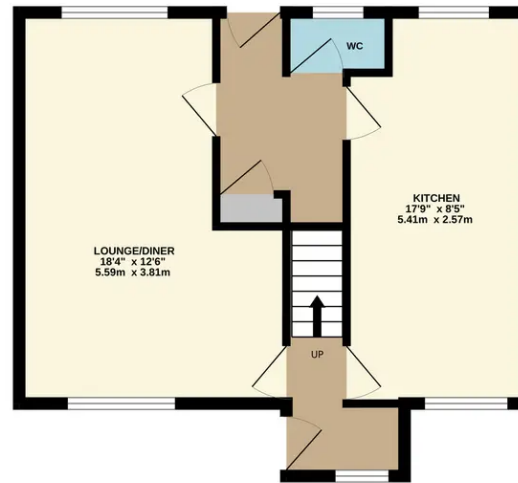
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PRS Property Redress Scheme

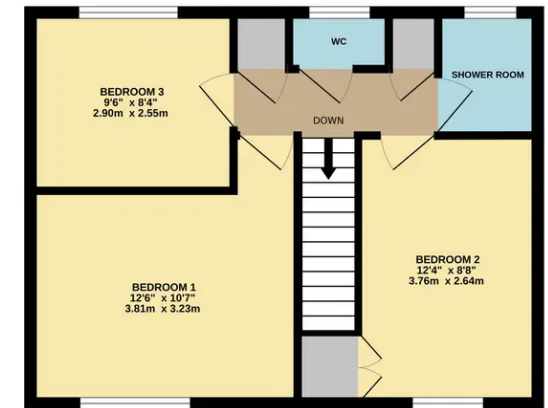
Zoopla



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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