



298 Middle Road, Sholing, Southampton, SO19 8NX

£375,000

WHITE & GUARD

298 Middle Road

Sholing, Southampton

INTRODUCTION

Situated in the popular location of Middle Road in Sholing, this extended three bedroom semi-detached home has been finished to a high standard throughout. Accommodation briefly comprises an entrance hall, a 14ft dining room with bay window, a lounge opening to the garden and a 21ft modern fitted kitchen on the ground floor. The first floor benefits from three bedrooms and a fitted family bathroom. Additional benefits include off road parking to the front for multiple vehicles, a mature landscaped rear garden and an outbuilding with power and lighting.

LOCATION

The property benefits from being within catchment for Sholing Infant & 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 vendor informs us that the property is leasehold with a 999 year lease - with approx. 845 years remaining. This is a Chamberlayne Estate peppercorn lease with no ground rent or service charges. Absentee Freeholder. Disclaimer - information has been given by the owner - please seek verification via your solicitor prior to purchase.

- Tenure - Leasehold
- Southampton City Council - Band C
- EPC - Grade C





INSIDE This well-proportioned and neatly presented family home is entered via the composite front door opening into the entrance hall. The hallway is laid to laminate flooring, has a radiator to one wall, stairs leading to the first floor with under stairs storage and doors leading to the principal ground floor accommodation. The 14ft dining room is situated to the front of the property and has a double glazed bay window to the front aspect, is laid to laminate flooring and has a radiator to one wall. The lounge has double glazed French doors to the rear aspect opening to the garden and a raised decking area. Laid to laminate flooring, the lounge also has a radiator to one wall. The 21ft kitchen has a double glazed window to the side aspect, French doors to the rear aspect opening into the garden and a skylight to the vaulted ceiling. Laid to tiled flooring, the kitchen has a radiator to one wall and a mixture of wall and base units with cupboards and drawers under and roll top worktops over, along with a stainless steel sink with mixer tap. There is space for a fridge, a freezer, a washing machine, a tumble dryer and a dishwasher, as well as an integrated oven and hob with extractor over.

The first floor landing has a double glazed window to the side aspect, is laid to carpeted flooring, has a loft hatch and doors leading to the bedrooms and bathroom. Bedroom one has a double glazed bay window to the front aspect, is laid to laminate flooring, has a radiator to one wall and benefits from built-in wardrobes. Bedroom two has a double glazed window to the rear aspect, is again laid to laminate flooring, has a radiator to one wall and built-in wardrobes. Bedroom three has a double glazed window to the front aspect, is laid to laminate flooring, with a radiator to one wall and a built-in wardrobe. The bathroom has two double glazed windows to the rear aspect, is laid to wood flooring, has tiled walls and a heated towel rail. There is a panel enclosed bath with shower over, a WC and a pedestal wash hand basin.

OUTSIDE A dropped kerb to the front of the property give access to the hard standing driveway, providing off road parking for multiple vehicles. There is a hedge to the front and one side, with a wooden gate to the side of the property providing access to the side and rear garden. The rear garden itself is mainly laid to lawn with a raised deck leading from the rear of the house. Flowerbeds border the garden as well as an area laid to vegetable garden. The lawn leads to the end of the garden where there is a patio area and access to the outbuilding. The outbuilding benefits from power and lighting.



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

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

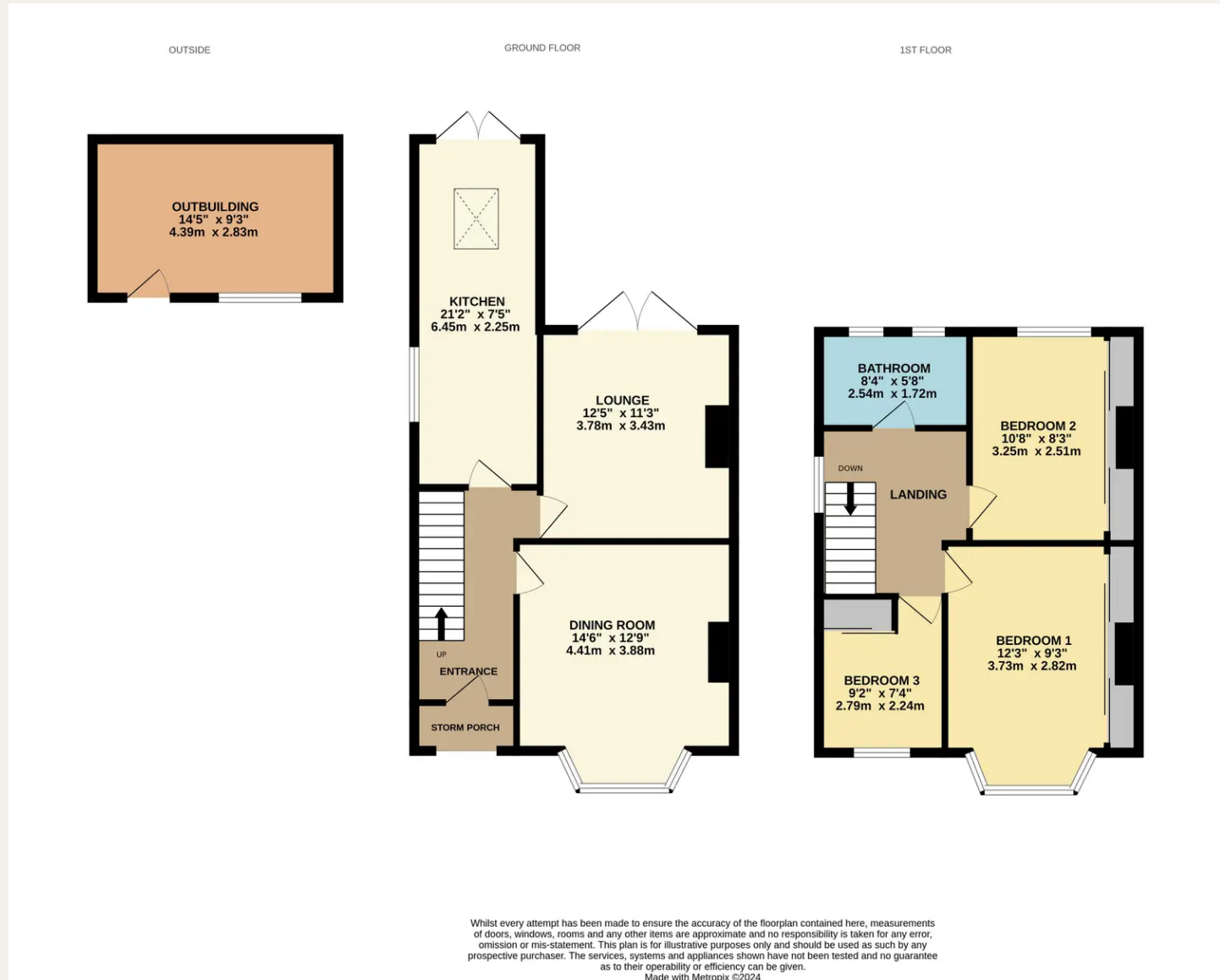
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically 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.



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PRS Property Redress Scheme

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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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