



261 Butts Road, Sholing, Southampton, SO19 1BN

Guide Price £400,000 to £425,000

WHITE & GUARD



# 261 Butts Road

Sholing, Southampton

## INTRODUCTION

This extended three bedroom detached family home is situated in the popular location of Butts Road in Sholing, and offers excellent accommodation throughout. On the ground floor the property briefly comprises an entrance hall, a 15ft lounge, a downstairs cloakroom and a 17ft modern fitted kitchen, with a dining room and conservatory to the rear. The first floor benefits from three double bedrooms and a modern family shower room. Additional benefits include off road parking to the front for multiple vehicles, along with an extensive and 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 D
- EPC - Grade C







**INSIDE** This well-proportioned home is entered via the composite front door opening into the entrance hall. The hallway is laid to carpeted flooring, has a radiator, stairs leading to the first floor with under stairs storage and doors opening to the lounge, kitchen and downstairs WC. The downstairs cloakroom has an obscure double glazed window to the side aspect, has both tiled flooring and walls and a WC. The 15ft lounge has a double glazed bay window to the front aspect, is laid to carpeted flooring, has a radiator and a gas fireplace with marble surround and hearth. The 17ft modern fitted kitchen has a double glazed window to the rear aspect overlooking the conservatory, is laid to wooden flooring and a radiator. There is a mixture of wall and base units with cupboards and drawers under and quartz effect worktops over, as well as a stainless steel sink with mixer tap. There is also space for a washing machine and integrated appliances include a dishwasher, an oven and a hob with extractor over. The dining room is accessible directly from the kitchen and has a double glazed window to both side and rear aspects. A double glazed door to the side aspect opens through to the conservatory. There is a continuation of the wood flooring, a radiator and space for an American style fridge/freezer. The conservatory has a double glazed window to the side aspect, double glazed French doors to the rear aspect opening to the garden and tile effect vinyl flooring.

To the first floor, the 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 shower room. Bedroom one has a double glazed bay window to the front aspect, is laid to carpeted flooring and has a radiator to one wall. Bedroom two has a double glazed window to the rear aspect, is laid to carpeted flooring and a radiator to one wall. Bedroom three has a double glazed window to the front aspect, is laid to carpeted flooring and has a radiator to one wall. The shower room has two obscure double glazed windows to the side aspect, benefits from both tiled flooring and walls. There is a heated towel rail, a shower, a WC and a wash hand basin with storage under.

**OUTSIDE** To the front of the property there is a hard standing blocked paved driveway providing off road parking for multiple vehicles. The front garden is mainly laid to lawn with flowerbeds bordering. A wooden gate to one side of the property provides access to the rear garden. The rear garden has a hard standing patio from the rear of the house, providing an area for seating. The garden is again mainly laid to lawn with flowerbeds bordering. There are two concrete storage sheds to the rear of the garden, which is enclosed by mature hedgerows and wooden fences.





## 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 Full 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.



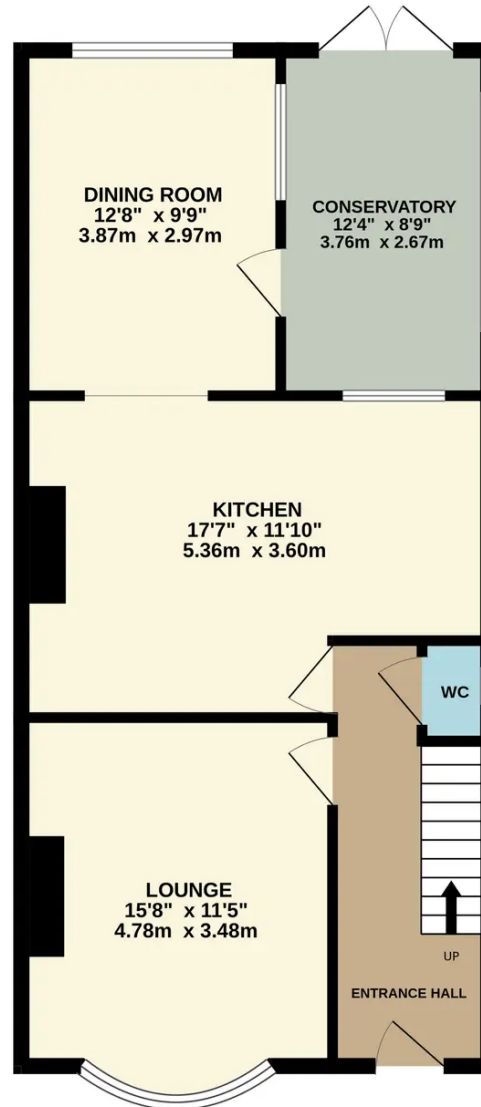
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**PRS** Property Redress Scheme

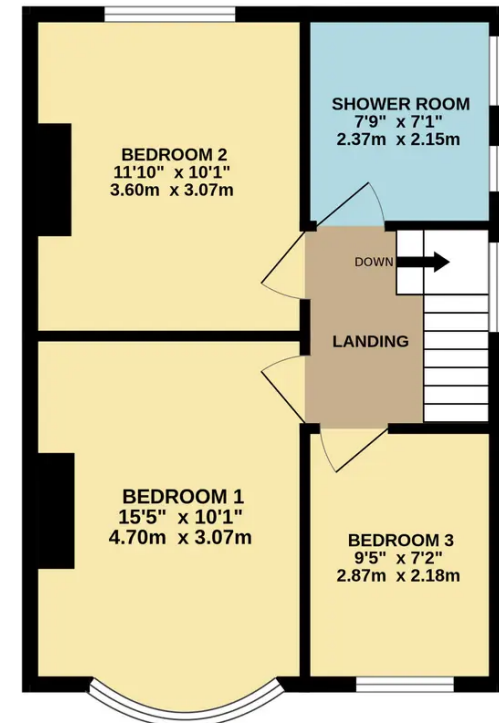
**Zoopla**



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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