



74 The Grove, Sholing, Southampton, SO19 9LU

In Excess of £300,000

WHITE & GUARD



# 74 The Grove

Sholing, Southampton

## INTRODUCTION

Set in the popular location of Sholing, comes this well-presented three bedroom semi-detached home. Accommodation briefly comprises an entrance hall, a 15ft lounge, a 16ft kitchen/diner with modern kitchen, which is open plan to the study/playroom. Whilst the first floor comprises a landing leading to all further accommodation which includes two double bedrooms, one single bedroom and a bathroom. Additional benefits include gas central heating system and boiler replaced in 2022, good-sized front & rear gardens, a shared driveway leading to the property's garage on the left. To fully appreciate both the accommodation on offer and the property's location, an early viewing truly is a must.

## 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 C
- EPC - Grade E







## INSIDE

The property is accessed via the double glazed front door opening into the entrance hall. The hallway is laid to laminate wood flooring, has painted stairs with fitted treads, a radiator to one wall and a door opening to the lounge. The 15ft lounge has a double glazed window to the front aspect, is laid to laminate wood flooring, has a storage cupboard under the stairs and a radiator to one wall. The 16ft kitchen/diner is open plan to the extended study/playroom, has a double glazed window to the rear aspect, is laid to laminate wood flooring and has a radiator to one wall. The modern kitchen is fitted with a range of wall and base units with cupboards and drawers under, along with worktops over and a stainless steel sink. There is also a gas hob and electric oven, with extractor over, along with space for a fridge/freezer. The study/playroom leads from the kitchen/diner to one end and has a dual aspect with double glazed windows to the rear and side aspect, a radiator to one wall and a double glazed door to the side aspect.

The first floor landing has a double glazed window to the side aspect and doors leading the bedrooms and bathroom. Bedroom one has a double glazed window to the front aspect, an airing cupboard, is laid to carpeted flooring and has a radiator to one wall. Bedroom two has a double glazed window to the rear aspect, is again laid to carpeted flooring, with built-in storage and a radiator to one wall. The third bedroom has a double glazed window to the rear aspect, storage built over the stairs, is laid to carpeted flooring and has a radiator to one wall. The bathroom has a double glazed obscured window to the rear aspect, a large shower, a wash hand basin, WC and benefits from a heated towel rail.

## OUTSIDE

There is a shared driveway that leads to the garage. There is a good-sized front garden which has flowered, shrub and tree borders and is mainly laid to lawn, with a pathway to the front door.

The rear garden is also of a good size and is split into two parts, the patio area and lawn area which are divided by a flowered pergola. There are shrubs, flowers and trees surrounding the garden which also has a private aspect to the rear. The garden is fence enclosed.





## 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.



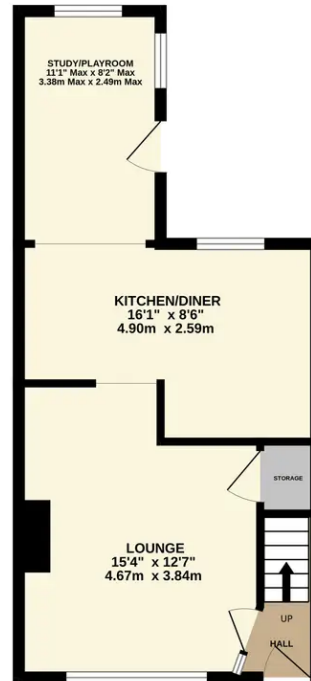
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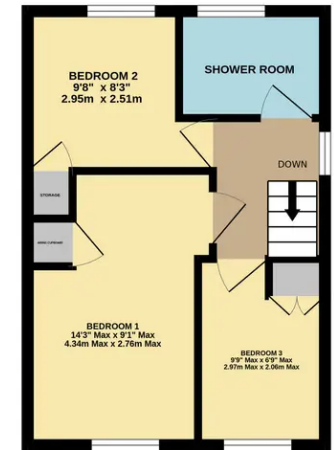
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GROUND FLOOR



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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