



4 Drove Road, Sholing, Southampton, SO19 8GJ

£300,000

WHITE & GUARD

4 Drove Road

Sholing, Southampton

INTRODUCTION Situated in the popular location of Drove Road in Sholing, this two bedroom detached home has been finished to a high standard throughout. The property was converted from a three bedroom to a two bedroom house, to offer a larger master bedroom on the first floor. Accommodation briefly comprises an entrance hall, 19ft lounge, a downstairs bathroom and a modern fitted kitchen on the ground floor. The first floor benefits from two double bedrooms with an en-suite WC to the master bedroom. Additional benefits include a low maintenance front garden and a small landscaped rear garden.

LOCATION The property benefits from being within catchment for St. Monica Infant & Primary 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 approx. 909 years remaining on the lease. (£5.00 Ground Rent per annum – not expected to increase. No service charge. There is the possibility to purchase the freehold – please seek further information. Disclaimer – please seek verification via your solicitor prior to purchase.

- Leasehold - with approx. 909 years remaining
- Southampton City Council - Band D
- EPC - Grade D





INSIDE

This beautifully presented home is entered via the UPVC double glazed front door opening into the entrance hall. The hallway is laid to carpeted flooring, has stairs leading to the first floor and doors leading to all principal rooms. The 19ft lounge has a double glazed bay window to the front aspect, is laid to carpeted flooring, has a radiator to one wall and a log burner with wooden surround and tiled hearth which is the focal point of the room. The bathroom has an obscure double glazed window to the side aspect, is laid to wood effect vinyl flooring, has partly tiled walls and a radiator to one wall. There is a panel enclosed bath with shower over, a WC and a wash hand basin with storage under. The fitted kitchen has a double glazed window and French doors to the rear aspect opening to the garden, is laid to vinyl flooring and has a radiator to one wall. There is a mixture of wall and base units with cupboards and drawers under and roll top worktops over, along with a stainless steel sink and mixer tap. As well as a Range cooker with extractor over, there is space for a washing machine and a fridge/freezer.

To the first floor, the landing is laid to carpeted flooring, has a radiator to one wall and doors leading to both bedrooms. Bedroom one has a double glazed window to the front aspect, is a bright room also benefitting from a Velux window. Laid to carpeted flooring, there is also a radiator to one wall. A door to one side opens through to the en-suite WC which has wood effect vinyl flooring, the WC, a wash hand basin with storage under and a combi boiler to one wall. Bedroom two has a double glazed window to the rear aspect, is laid to carpeted flooring, has a radiator to one wall and built-in wardrobes.

OUTSIDE

The front garden is laid to shingle with access to the front door leading down one side of the property, which then has a wooden gate opening to the rear garden.

The rear garden itself is landscaped with a hard standing patio from the rear of the house, is laid to lawn leading to the end of the garden. The garden itself is also enclosed via wooden fence panelling.



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

Superfast Fibre Broadband is available with download speeds of up to 76-80 Mbps and upload speeds of up to 19-20 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.



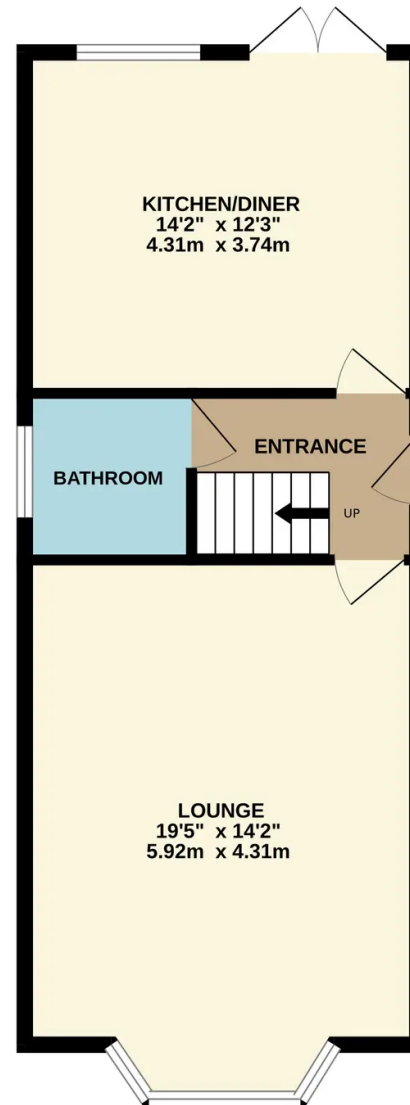
rightmove

PRS Property Redress Scheme

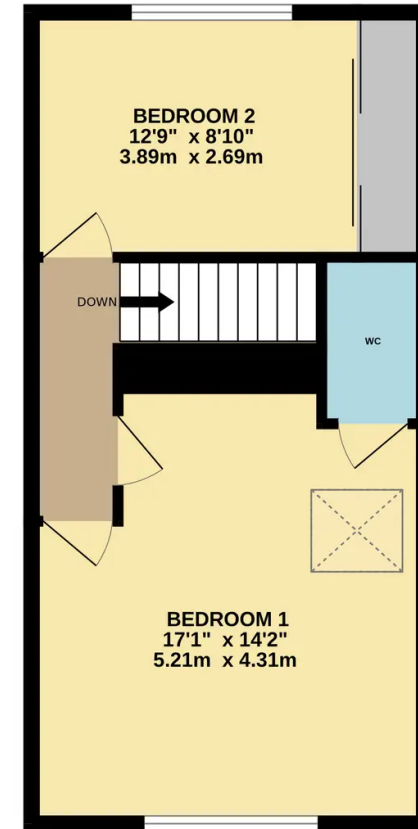
Zoopla



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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