



83 Sholing Road, Itchen, Southampton, SO19 2EF

£325,000

WHITE & GUARD

83 Sholing Road

Itchen, Southampton

INTRODUCTION

Situated in the popular location of Itchen, this two bedroom detached home has been finished to a high standard throughout. Accommodation briefly comprises an entrance hall, a 14ft lounge with bay window, a 14ft modern fitted kitchen, a modern fitted shower room and a utility on the ground floor. Whilst the first floor benefits from two double bedrooms and an en-suite WC to bedroom two. Additional benefits include off road parking to the front and an enclosed rear garden with a large 19ft outbuilding which has power and lighting.

LOCATION

The property is within easy reach of Ludlow Junior School, with a good selection of local secondary schools, as well as being close to Woolston and Sholing train stations, Bitterne and its thriving centre. Southampton's city centre with its broad range of shops including WestQuay shopping centre, its bars, restaurants, cinemas, amenities and mainline railway station is within easy reach. Southampton Airport is around twenty minutes away and all main motorway access routes are also close by, including M27 links east and west bound via M3 to M25 and via A3 to London.

- Tenure - Freehold
- Southampton City Council - Band C
- EPC - TBC





INSIDE

This well-presented home is entered via the UPVC double glazed front door opening into the entrance hall. The hallway is laid to tiled flooring, has stairs leading to the first floor and doors opening to both the lounge and the kitchen. The 14ft lounge has a double glazed bay window to front aspect, is laid to tiled flooring, has a radiator to one wall and a storage area leading under the stairs. The 14ft modern fitted kitchen has a double glazed window to the side aspect, is laid to tiled flooring and has a radiator to one wall. There is a range of wall and base units with cupboards and drawers under and granite worktops over, along with a stainless steel sink. There is also space for an American style fridge/freezer with an integrated oven and hob with extractor over. A second hall is accessible from the kitchen and has a continuation of the tiled flooring, a UPVC double glazed door to side aspect opening to the garden and doors opening to both the utility and the shower room. The utility has an obscure double glazed window to the side aspect, is laid to tiled flooring and has both space and plumbing for a washing machine. The shower room has an obscure double glazed window to the rear aspect, is laid to tiled flooring, has a heated towel rail, shower, a WC and a wash hand basin with storage under. There is also a built-in storage cupboard housing the combi boiler.

To the first floor, the landing is laid to carpeted flooring and has doors opening to both bedrooms. Bedroom one has a double glazed 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. A door to one side opens into the en-suite WC which has tiled flooring and walls, a WC and a wash hand basin with storage under.

OUTSIDE

To the front of the property, there is a hard standing driveway providing off road parking for one vehicle. A pathway leads down the side of the property to access the front door.

The rear garden is landscaped with hard standing and lawn. There is a purpose-built 19ft outbuilding with double glazed French doors to the front aspect, three double glazed windows to the side aspect and a double glazed door and window to the rear aspect. The outbuilding benefits from both 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

Superfast Broadband is available with download speeds of up to 34-49 Mbps and upload speeds of up to 5-10 Mbps. Information has been provided by the Openreach website.

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Disclaimer

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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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