



31 Shooters Hill Close, Southampton, SO19 1FW

In Excess of £240,000

WHITE & GUARD

31 Shooters Hill Close

Sholing, Southampton

INTRODUCTION

This two bedroom mid-terraced home is set in the popular location of Sholing. Accommodation on the ground floor briefly comprises a porch, a well-proportioned spacious kitchen and a 16ft lounge/diner opening to the rear garden. Whilst to the first floor, there are two bedrooms and a family bathroom. Additional benefits include a garage, a front garden and a good-sized landscaped rear garden. 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 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 B
- EPC - Grade D





INSIDE

This well-presented home is entered via the double glazed front door opening directly into the porch, which is laid to laminate flooring. A secondary door then opens through into a spacious and fitted kitchen. The kitchen itself has a double glazed window to the front aspect and is laid to laminate flooring. With a range of white wall and base units with cupboards and drawers under and work surfaces over, the kitchen also has a stainless steel sink/drainer with mixer tap. Integrated appliances include a double oven and a gas hob with extractor over. Space is also provided for a fridge/freezer and a washing machine. An opening at one end of the kitchen then leads through to a 16ft lounge/diner. The lounge/diner is laid to laminated wood flooring with carpeted stairs leading up to the first floor. There is a radiator to one wall, a TV point, and double glazed French doors to the rear aspect, opening out to an attractive and landscaped rear garden.

To the first floor, the landing is laid to carpeted flooring throughout and doors open to all upper floor accommodation. There is a loft hatch and a Velux window, providing lots of light. Bedroom one is laid to laminate wood flooring, has a double glazed window to the rear aspect, a radiator to one wall and built-in shelving. Bedroom two has a double glazed window to front aspect, is again laid to carpeted flooring and has a radiator to one wall. The family bathroom has a sink with storage under, a vanity mirror with lights, WC and a panel enclosed bath with shower over. The bathroom also benefits from being fully tiled and has a double glazed Velux window.



OUTSIDE

The property benefits from a garage which is in a block and has an up and over door, along with power and lighting.

The front garden is laid to shingle and is wall enclosed, with a pathway leading to the front door. The rear garden is landscaped, has a paved patio area to the end with space for garden table and chairs. There is also space for a garden shed and the garden is enclosed via wooden fence panelling and comes with the added benefit of rear access.

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 35-56 Mbps and upload speeds of up to 7-11 Mbps. Information has been provided by the Openreach website.

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Disclaimer

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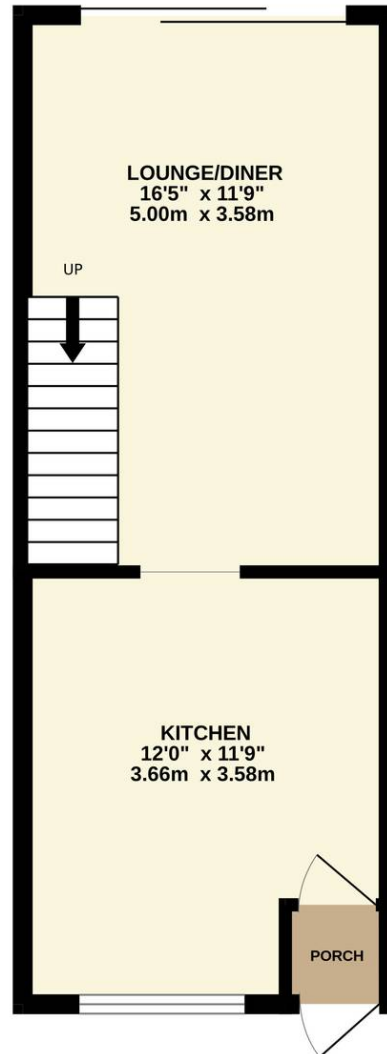
rightmove

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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