



113 Spring Road, Sholing, Southampton, SO19 2NU

Offers Over £325,000

WHITE & GUARD

113 Spring Road

Sholing, Southampton

INTRODUCTION

This recently renovated three bedroom semi-detached family home is situated in the popular location of Sholing. Accommodation on the ground floor briefly comprises a spacious entrance hall, a living room with bay window and fireplace, a modern open plan kitchen/dining room to the rear overlooking the rear garden. Whilst to the first floor there are three bedrooms, two of which are doubles and both have fireplaces, along with a modern family bathroom. Additional benefits include a driveway providing off rear parking and a rear garden with a patio, outside storage and an outside WC.

LOCATION

The property benefits from being within catchment for Sholing Infant & Junior Schools 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 C
- EPC - Grade C





INSIDE

The property is entered via the PVC wood effect front door opening into the spacious entrance hall. The hallway is laid to laminate flooring, has a skimmed ceiling with spotlights and a radiator to one wall. The living room has double glazed bay windows to the front aspect, is laid to laminate flooring, again with a skimmed ceiling and spotlighting, has a radiator to one wall, along with a feature fireplace with tiled fireplace – making this the focal point of the room. The open plan kitchen/diner is laid to porcelain tiling in the kitchen area and laid to laminate flooring in the dining area. The modern fitted kitchen has a double glazed window to the side aspect, a range of wall and base units with cupboards and drawers under and roll top worktops over, along with a stainless steel sink and mixer tap. Integrated appliances include an electric oven and induction hob with built-in extractor over, as well as space for a washing machine, a dishwasher and a fridge/freezer. The dining area has a tiled fireplace and French doors opening out to the rear garden.

To the first floor, the landing is laid to carpeted flooring, has a radiator to one wall and a loft which has been insulated. Doors from the landing lead to the bedrooms and bathroom. Bedroom one has a double glazed window to the rear aspect, is laid to carpeted flooring, has a feature tiled fireplace, a radiator to one wall, as well as a skimmed ceiling with spotlighting. Bedroom two has a double glazed bay window to the front aspect, is again laid to carpeted flooring, with a feature tiled fireplace, a radiator to one wall and a skimmed ceiling with spotlighting. Bedroom three has a double glazed window to the front aspect, is laid to carpeted flooring and has a radiator to one wall. The family bathroom has an obscure double glazed window to the rear aspect, is laid to porcelain tiled flooring and has matching wall tiling to the main areas. With a panel enclosed bath, there is a double head shower, a wall mounted wash hand basin with storage under and a WC. The bathroom also benefits from a mirrored bathroom cabinet and a heated towel rail.

OUTSIDE

To the front of the property, there is a driveway laid to stone shingle with off road parking for several vehicles.

The rear garden is mainly laid to lawn, with shrubs, trees and bushes surrounding and has a patio area laid to patio stone with access to the outside WC and a storage space, useful for storing garden equipment. The garden 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 40-65 Mbps and upload speeds of up to 8-14 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.



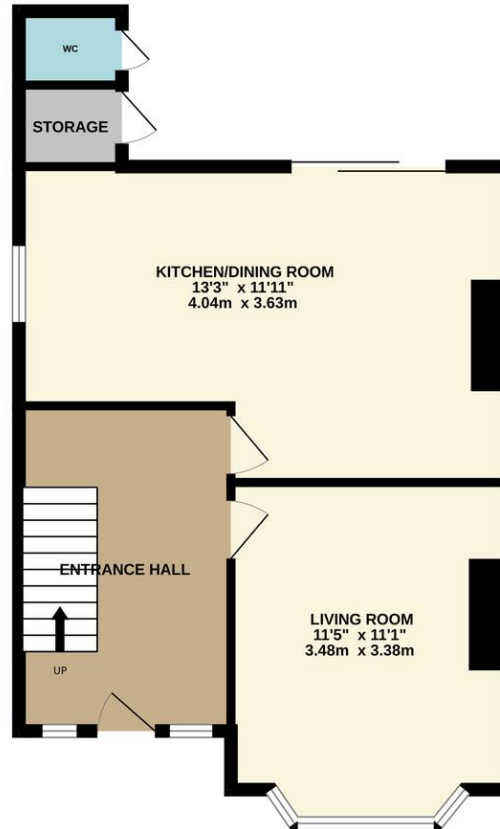
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PRS Property Redress Scheme

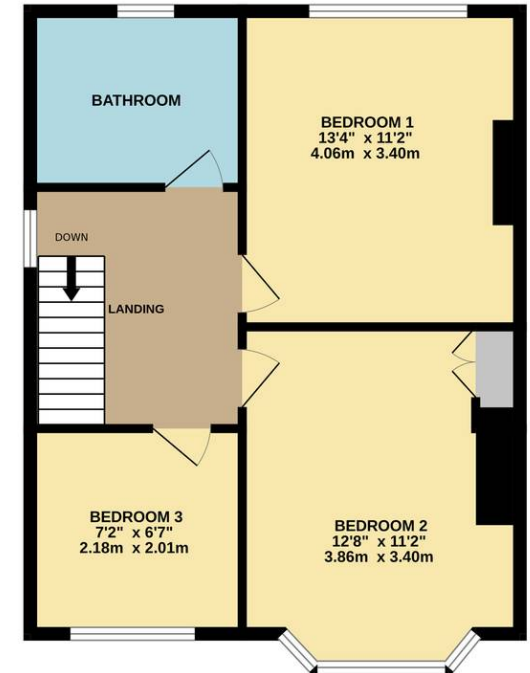
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GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 sq.m.) approx.

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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