



48 Botany Bay Road, Sholing, Southampton, SO19 8FD

Guide Price £325,000

WHITE & GUARD

# 48 Botany Bay Road

Sholing, Southampton

**INTRODUCTION** This well-presented three bedroom detached family home is situated in the popular area of Sholing. The property's accommodation briefly comprises an entrance hall, a lounge to the front, a dining room open plan to the kitchen at the rear - overlooking the garden. Whilst to the first floor there are three bedrooms, two of which are doubles, and a family bathroom. Additional benefits include a driveway, a brick-built storage building to the front with extra driveway parking, along with a rear garden with patio and shed.

**LOCATION** The property benefits from being within catchment for St. Monica 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 D
- EPC - Grade D





**INSIDE** The property is entered via the front door opening into the entrance hall. The hallway is laid to carpeted flooring, has stairs leading to the first floor, a radiator to one wall and doors leading to both the lounge and the dining room. The lounge is situated to the front of the property and has a double glazed window to the front aspect, is laid to carpeted flooring, has a radiator to one wall and an open fire - which is blocked up for the time being. The dining room has a double glazed window to the side aspect, a radiator to one wall, is laid to laminate wood flooring and has a cupboard housing the boiler. The dining room is also open plan to the kitchen. The kitchen/diner has a very light and bright aspect and boasts three glazed windows to the front, side and rear aspects, along with a single double glazed door to the rear aspect, opening to the garden. Laid to laminate wood flooring, the kitchen has a range of wall and base units with cupboards and drawers under and worktops over, as well as a stainless steel sink with mixer tap. With space for a washing machine, a dishwasher and an American style fridge/freezer, the kitchen also has a free standing Range master cooker (currently inset) with a dual fuel five ring hob - which is negotiable upon offer. Being an additional extension to the property, the kitchen/diner could be extended subject to the relevant planning permissions.

The first floor landing is laid to carpeted flooring and has a loft hatch, with access to all first floor accommodation. 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 has a radiator to one wall. Bedroom three has a double glazed window to the side aspect, is again laid to carpeted flooring and has a radiator to one wall. The bathroom is laid to vinyl flooring and benefits from tiled walls and a radiator to one side with towel rail over. There is a panel enclosed bath with shower over, a wash hand basin and a WC.

**OUTSIDE** To the front of the property, there is a tarmac driveway and an area laid to lawn. There is an array of bush, flower and tree borders, with access to the side of the property and a brick-built storage building with a tiled roof and extra driveway parking in front. The rear garden itself has a raised area laid to lawn, an area laid to patio, as well as a shed with pergola feature and an array of flowers, trees and shrubs.



## 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 60-80 Mbps and upload speeds of up to 17-20 Mbps. Information has been provided by the Openreach website.

T: 023 8202 2192

5 West End Road, Bitterne,  
Southampton, Hampshire, SO18 6TE

E: bitterne@whiteandguard.com

W whiteandguard.com

## 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

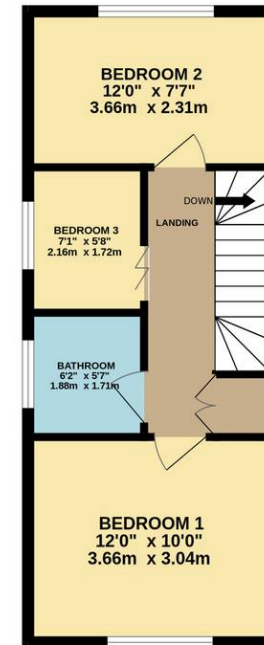
Zoopla



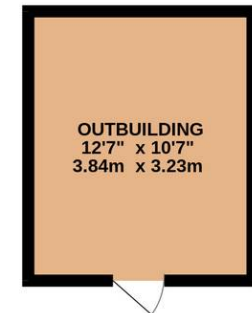
GROUND FLOOR



1ST FLOOR



OUTSIDE



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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