



31 Ashby Road, Sholing, Southampton, SO19 1DR

In Excess of £290,000

WHITE & GUARD

# 31 Ashby Road

Sholing, Southampton

## INTRODUCTION

Set in the heart of Sholing, this beautifully presented semi-detached home, is in a cul-de-sac location and was built in 1960's. Accommodation briefly comprises a well-proportioned open plan living/kitchen/diner that enjoys views of the rear garden, two good-sized bedrooms and bathroom. Additional benefits include a mature rear garden, with garage and off road parking for multiple cars. To fully appreciate both the accommodation on offer and the property's location, an early viewing truly is a must.

## LOCATION

The property is local to a variety of schools and Itchen Sixth Form College and conveniently located within a short distance of Bitterne's village Centre, as well as close to local schools and within easy reach of Southampton City Centre, Southampton Airport, and the M27 motorway links.

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





## INSIDE

The double glazed front door opens directly through to an entrance hall, which has engineered wood flooring and loft hatch. Bedroom one has a triple built in wardrobe, engineered wood flooring, double glazed bay window to the front aspect and radiator. Bedroom two has engineered wood flooring, a radiator to one wall and double-glazed window to the front aspect and a radiator to one wall. The bathroom has a tiled floor, a panel enclosed bath with a shower over the bath, wash hand basin, two double glazed windows to the side aspect, mirrored storage unit and a radiator to one wall. The living/kitchen/diner, which is a well-proportioned 19ft room, comprises a range of wall and base units with work surfaces over, there is an integrated electric hob with oven 1 ½ sink drainer and skimmed ceiling, with spotlights and hanging lights boasting light with a double glazed window to the rear, and a double-glazed French doors to rear aspect. There is space for washing machine, tumble dryer, dish washer and fridge/freezer and the room is laid to engineered wood flooring and direct access to garden.

## OUTSIDE

To the front of the property, there is a garden which is mainly laid to lawn, concrete driveway and a bush and shrub surround. The driveway to the side that leads right up to the garage. To the rear of the property there is a south facing garden, it is mainly lawn, has a patio area and an array of shrubs and flowers.



## 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 46-67 Mbps and upload speeds of 12-20 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.



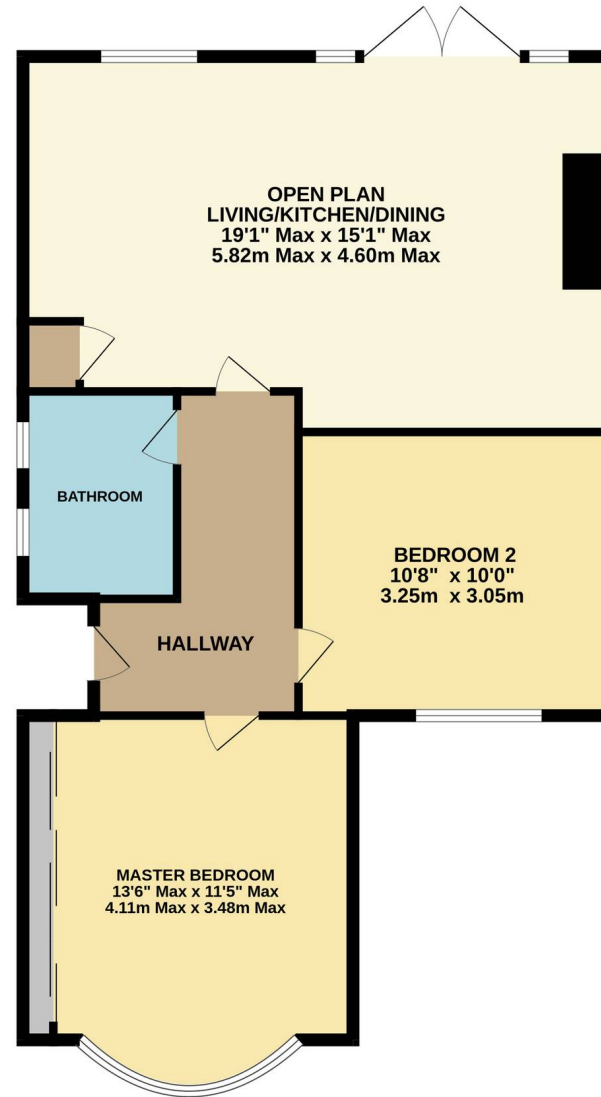
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## GROUND FLOOR



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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