



8b, Lime Avenue, Sholing, Southampton, SO19 8NZ

In Excess of £190,000

WHITE & GUARD



# 8b, Lime Avenue

Sholing, Southampton

## INTRODUCTION

Offered with no forward chain, this one bedroom house is situated in the quiet and popular location of Lime Avenue in Sholing. The property has been finished to a good standard throughout and briefly comprises an entrance porch, an open plan lounge/diner and a fitted kitchen on the ground floor. Whilst the first floor benefits from a double bedroom and a fitted bathroom. Additional benefits include off road parking and a garden to the front of the property. One bedroom houses are rare to the market, so an early viewing is highly recommended.

## 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](http://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.

## AGENTS NOTE

The property is leasehold with a 999 year lease dating from 1869, with approx. 844 years remaining on the lease. This is a Peppercorn lease with no charges. Disclaimer - information has been given by the owner - please seek verification via your solicitor prior to purchase.

- Leasehold - 844 years remaining
- Southampton City Council - Band B
- EPC - Grade C







## INSIDE

The property is entered via the UPVC front door opening into the entrance porch. The porch is laid to tiled flooring, has a storage cupboard housing the combi boiler and a further door opening into the lounge/diner.

The lounge/diner itself has a double glazed window to the front aspect, is laid to laminate flooring, has a radiator to one wall, stairs leading to the first floor and access opening through to the kitchen.

The fitted kitchen itself has a double glazed window to the side aspect, a radiator to one wall and is laid to vinyl flooring. With a range of wall and base units with cupboards and drawers under and roll top worktops over, there is also a stainless sink with mixer tap. Integrated appliances include an electric oven and gas hob with extractor over, as well as space provided for a washing machine and an under counter fridge.

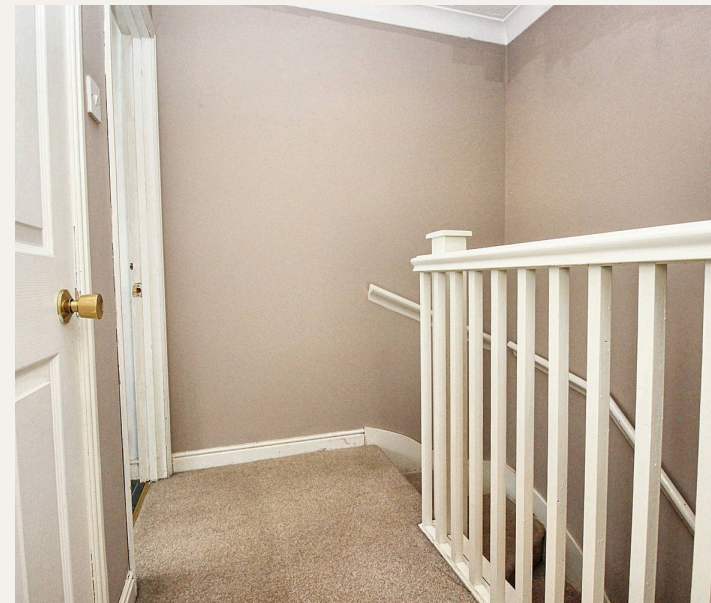
To the first floor, the landing is laid to carpeted flooring, has a built-in storage cupboard, access to the partially boarded loft via a loft hatch and doors to the bedroom and bathroom.

The bedroom has two double glazed windows to the front aspect, is laid to carpeted flooring, has a radiator to one wall and benefits from built-in wardrobes.

The bathroom has an obscure double glazed window to the side aspect, is laid to vinyl flooring, has a radiator to one wall, a panel enclosed bath with shower over, a pedestal wash hand basin and WC.

## OUTSIDE

A dropped kerb to the front of the property gives access to the shingled driveway, providing off road parking. The garden to the front is mainly laid to lawn.



## 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 54-74 Mbps and upload speeds of up to 16-20 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.



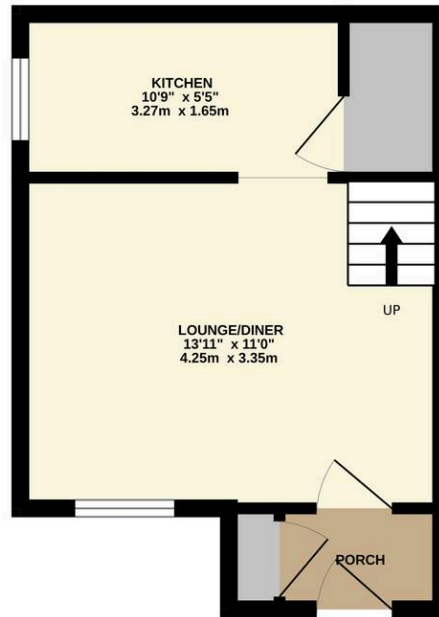
**rightmove**

**PRS** Property Redress Scheme

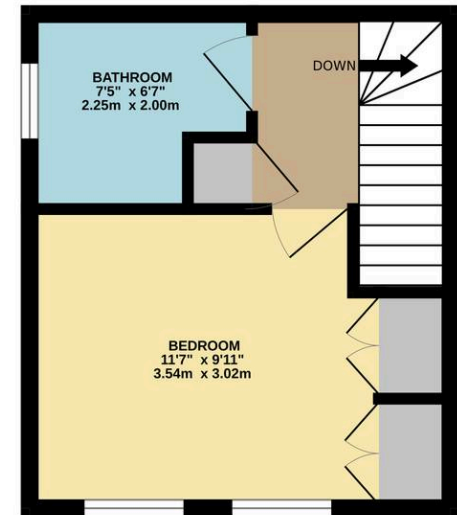
**Zoopla**



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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