



60 The Grove, Sholing, Southampton, SO19 9LU

In Excess of £290,000

WHITE & GUARD

60 The Grove

Sholing, Southampton

INTRODUCTION

Located in the popular location of Sholing, this three-bedroom semi-detached house, is finished to a good standard. The property comprises of an entrance hall, three bedrooms, bathroom, large lounge/diner, kitchen and enjoys the added benefit of having a detached garage that has been split into both garage storage and utility room with full electrics and power. The plot is unique to the road as it has a private driveway and much bigger garden that most of the surrounding houses.

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.

- Southampton City Council - Band C
- EPC - Grade D
- Tenure - Freehold





INSIDE

Entering directly into the porch, through the double-glazed, featured front door, there is access to the entrance hall, leading to principle living accommodation. The porch has double-glazed windows to front and side aspects, fitted carpets and wall light. The entrance hall has a glazed door leading from the porch, fitted carpets, carpeted stairs to first floor landing, fitted coat hooks and double doors opening to the lounge. The lounge is very light and bright, with dual aspect, with double-glazed windows to the front and rear aspects and a double-glazed door to rear aspect. This room is fitted with carpets, fire place and has a radiator to one wall. The kitchen has a double-glazed window to rear aspect, tiled flooring, a range of wall and base with work surfaces over. It has a gas hob and electric oven, 1 ½ sink drainer, plumbing for washing machine and space for fridge/freezer.

The landing is fitted with carpets and there is access to the loft. The bathroom has an obscure double-glazed window to rear aspect, tiled flooring and part tiled walls, heated towel rail, a bath with shower over, WC and wash hand basin. The master bedroom has a double-glazed window to front aspect, carpeted flooring, fitted wardrobes and radiator to one wall. Bedroom two has a double-glazed window to rear aspect, carpets, fitted wardrobe and radiator to one wall. Bedroom three has a double-glazed window to front aspect, fitted carpets, fitted wardrobe and radiator to one wall.



OUTSIDE

The property is set on a larger than usual plot, it has a fence surround. To the front, there is an area of lawn, a driveway to the front for two cars, in front of the garage. There is a gated side access, that leads to the rest of the garden, which has raised flower beds with an array of flowers, trees and shrubs, along with patio area and large area of grass. There is an outside tap and green house, you can access the utility area from here too.

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

Ultrafast Sky Broadband is available with download speeds of up to 1000 Mbps and upload speeds of up to 900 Mbps. Information has been provided by broadbandcheck.co.uk.

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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.



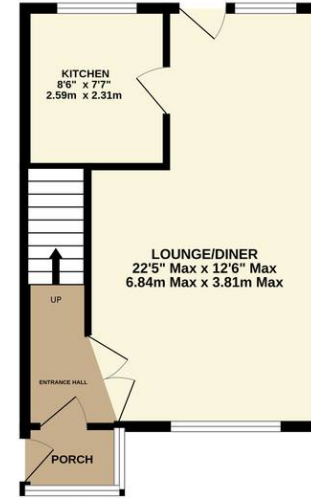
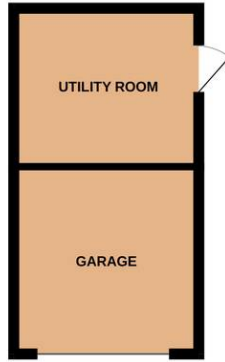
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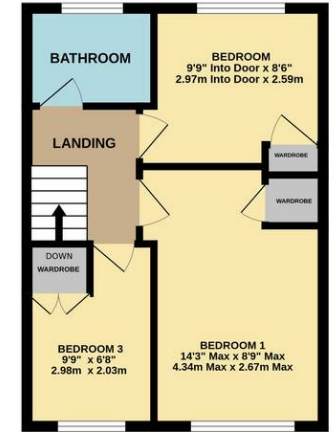
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GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 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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