



72 Middle Road, Sholing, Southampton, SO19 8FS

Guide Price £300,000

WHITE & GUARD

INTRODUCTION

Offered with no forward chain this recently renovated three bedroom semi detached house, has been finished to a high standard throughout. The accommodation briefly comprises an entrance hall, a lounge and an open plan kitchen/diner on the ground floor. The first floor benefits from three bedrooms and a modern fitted bathroom. Additional benefits include off road parking to the front and a large rear garden.

LOCATION

The property benefits from being within catchment for Sholing Infant and Juniors 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 B
- EPC - Grade D





INSIDE

Entering through the UPVC double glazed front door into the entrance hall, which has a window to the front aspect, laid to laminate flooring, a radiator to one wall, stairs leading to the first floor with understairs storage and access to all principal rooms.

The lounge has a double glazed window to the front aspect, laid to laminate flooring, a radiator to one wall and space for a log burner.

The 17ft kitchen/diner has a double glazed window and sliding door to the rear aspect opening to access the rear garden, laid to wood effect vinyl flooring, a radiator to one wall and a log burner with wooden mantle, brick surround and hearth. There is a range of wall and base units underneath, with wooden effect worktops over and a ceramic sink. Integrated appliances include a dishwasher, a fridge, a freezer, an oven, a hob with extractor over, along with space for a washing machine.

Upstairs the first floor landing has a double glazed window to the side aspect, laid to carpeted flooring, a loft hatch and access to all principal rooms.

Bedroom one has a double glazed window to the front aspect, laid to carpeted flooring, a radiator to one wall and a built in storage cupboard.

Bedroom two has a double glazed window to the rear aspect, laid to carpeted flooring, a radiator to one wall and a feature fireplace.

Bedroom three has a double glazed window to the rear aspect, laid to carpeted flooring and a radiator to one wall.

The bathroom has an obscure double glazed window to the front aspect, laid to lino flooring, a radiator to one wall, a panel enclosed bath with a shower over, a WC and a wash hand basin with combi boiler to one wall.

OUTSIDE

To the front of the property, there is two raised hard standing areas providing off road parking for two vehicles, along with a hard standing pathway that leads down to the front door.

The rear garden has a raised decking leading from the back door, with steps leading down to a lawn area, there is also a range of bushes and trees bordering the garden.



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 Broadband is available with download speeds of up to 60 – 80 Mbps and upload speeds of up to 18 – 20 Mbps. Information has been provided by the Openreach website.

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Disclaimer

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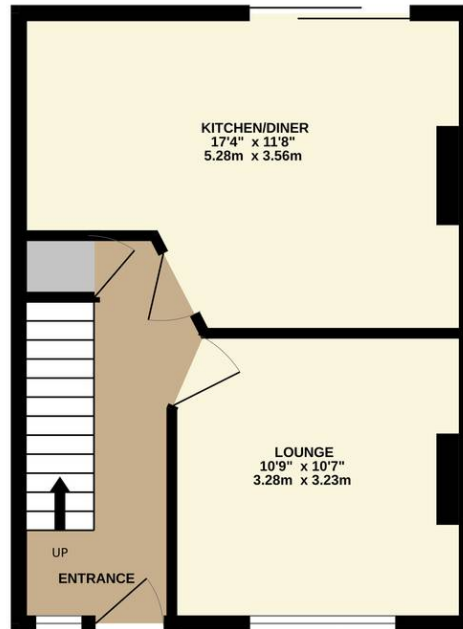
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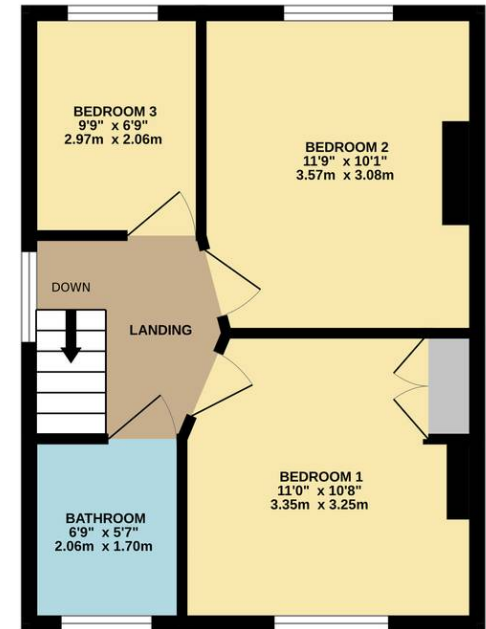
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GROUND FLOOR



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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