



451 Portsmouth Road, Sholing, Southampton, SO19 9LY

In Excess of £450,000

WHITE & GUARD

451 Portsmouth Road

Sholing, Hampshire

INTRODUCTION A substantial character home with four double bedrooms that has been recently refurbished and comes with a good-sized garden and driveway providing ample off road parking.

Accommodation briefly comprises four double bedrooms, a 16ft sitting room, family room/study, 23ft kitchen/dining room, utility room and two beautifully appointed bathrooms. To both appreciate the accommodation on offer and its location, an early viewing truly is a must - as a quick sale is anticipated.

LOCATION The property is conveniently situated close to Bitterne, Southampton's city centre with its broad range of shops, amenities and mainline railway station. Hamble is also close by which has a pretty marina and popular pubs and restaurants, Southampton's shoreline and popular Royal Victoria Country Park are also within striking distance, which is set in two hundred acres of grassy parkland and woodland. All main motorway access routes are within easy reach, enabling access to Portsmouth, Chichester, Guildford or London via M27, M3 & A3.

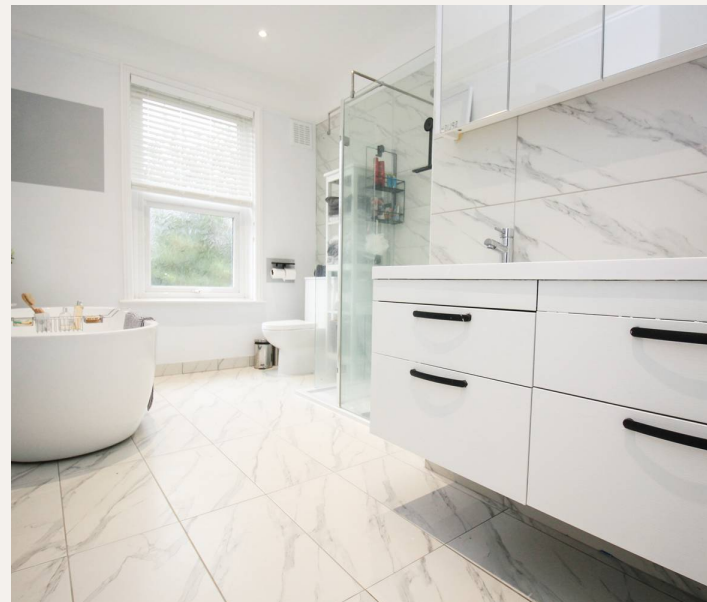
OUTSIDE To the rear of the property, there is a recently laid paved patio area, leaving the rest of the garden laid to lawn and fully enclosed. A driveway to the rear provides ample off road parking.

- Tenure - Freehold
- Council Tax Band C
- EPC Grade D





INSIDE From the hallway, there are stairs leading to the first floor which has an under stairs cupboard, as well as a built-in storage cupboard and light oak effect flooring which continues through to a good-sized sitting room. The sitting room itself is a lovely bright room with three double glazed windows to the front, an open fireplace to one side of the room, an original picture rail, spotlights, with TV and various power points. An opening at one end of the room then leads a beautiful 23ft kitchen/dining room, which has been fitted with a matching range of stylish light grey wall and base units with cupboards and drawers under. The kitchen itself has space for a Range style gas cooker, a built-in microwave combination oven, fridge, freezer and a dishwasher, along with further appliances. The room also has spotlights, oak effect flooring and a window overlooking the garden at one end of the room, with French doors from the dining area leading out onto the rear patio area. A further door at one end of the room leads through to the utility room which has a window to the rear, plumbing space for a washing machine and fitted cupboards to the side. From the utility room, there is a door leading through to a modern downstairs shower room which has been fitted with a modern suite comprising a fitted shower cubicle, a wash hand basin set on floating vanity unit with cupboard below and WC. The room also has a heated towel rail, is fully tiled and has spotlights. There is then a good-sized family room/study which has an attractive double glazed bay window to the rear, with a further double glazed window to the side and light oak effect flooring. Bedroom four, which is also on the ground floor, is a good-sized double room with double glazed windows to both front and rear, along with a fitted wardrobe to one side.



On the first floor landing, there is a double glazed window to the side and a door that then leads through to a 16ft master bedroom. The master has two double glazed windows to the front, as well as an original cast iron fireplace to one wall, with a fitted double wardrobe to the side. Bedroom two has an original cast iron fireplace and fitted double wardrobe. Whilst bedroom three, which is also a double room, overlooks the side of the property and again has a cast iron fireplace to one wall. There is then a large family bathroom comprises a double width shower cubicle, oval shaped free-standing bath, WC and 'his n hers' matching wash hand basins set on a walnut effect vanity unit with cupboards below. The bathroom also benefits from a heated towel rail, is fully tiled, has both spotlights and underfloor heating.

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

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.



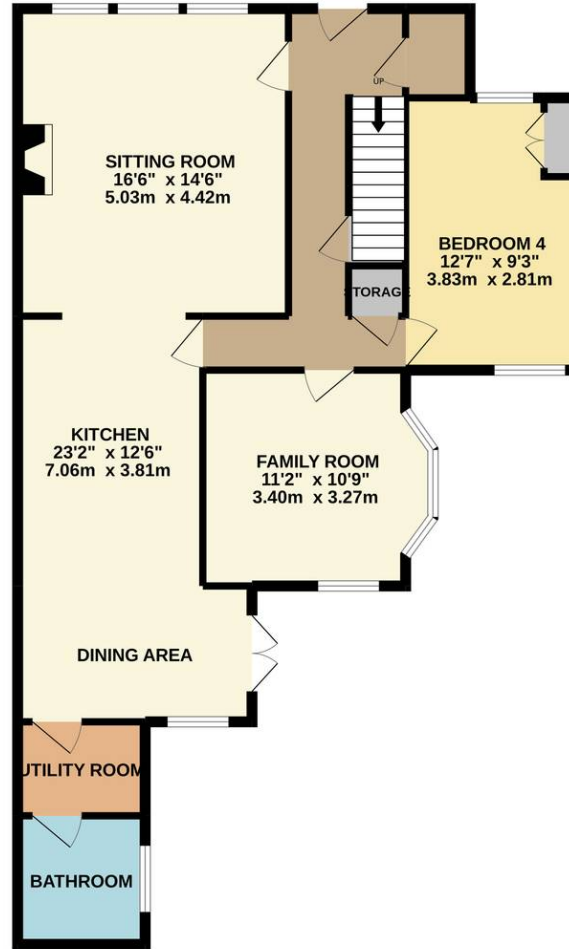
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PRS Property Redress Scheme

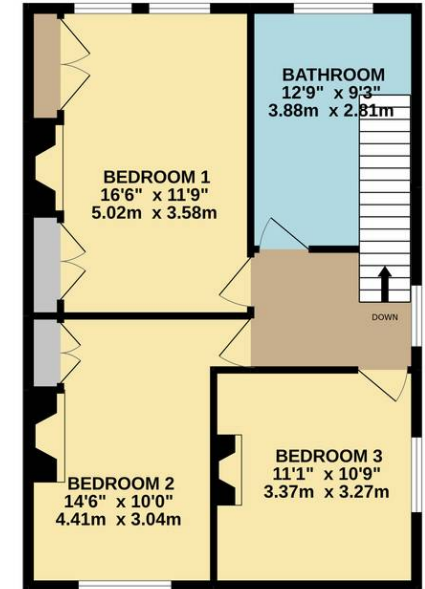
Zoopla



GROUND FLOOR



1ST FLOOR



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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