



8 Crosswell Close, Sholing, Southampton, SO19 8HE

Guide Price £260,000

WHITE & GUARD



## INTRODUCTION

Situated in the quiet cul de sac of Crosswell close in Sholing, this two bedroom semi detached house offers excellent potential for a buyer. Accommodation briefly comprises an entrance hall, a lounge, a dining room and a fitted kitchen on the ground floor, with first floor benefiting from two double bedrooms and a fitted family bathroom. Additional benefits include off road parking to the front, a detached garage and mature landscaped front and rear gardens.

## LOCATION

The property benefits from being within catchment for St. Monica Primary School 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 including 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 C**
- **EPC - Grade D**







## INSIDE

Entering via the composite front door into the entrance hall laid with carpeted flooring, a radiator to one wall, stairs leading to the first floor and access to both the lounge and dining room.

The lounge has a double glazed bay window to the front aspect, laid to carpeted flooring, a radiator to one wall and a feature fireplace with a wooden surround and a marble hearth.

The dining room has a double glazed window to the side aspect, laid to carpeted flooring, a radiator to one wall, a built in understairs storage cupboard and access opening into the kitchen.

The kitchen has a double glazed window to the rear aspect, UPVC double glazed door to the rear aspect opening to the garden, laid to vinyl flooring, a radiator to one wall and stainless steel sink. There is a range of wall and base units under with rolltop worktops over, an integrated oven and hob with extractor over, along with space for a washing machine and an undercounter fridge.

The first floor landing is laid to carpeted flooring, a loft hatch and access to all principal rooms.

Bedroom one has a double glazed bay 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 and a radiator to one wall.

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

## OUTSIDE

To the front of the property, double metal gates open to access the hard standing driveway providing off road parking for multiple vehicles. The driveway leads down the side of the property to access both the front door and detached garage with up and over door. The front garden is mainly laid to lawn with flowerbeds bordering.

The rear garden has a hard standing area from the back door. A pathway leads down to the rear with lawn to one side and flowerbeds to the other. To the rear of the garden there is a summer house mature trees and plants with the garden being enclosed via a wooden fence.



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

Fibre Broadband is available with download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

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