



8a Killarney Close, Sholing, Southampton, SO19 0PW
Guide price £325,000 - £350,000

WHITE & GUARD

8a Killarney Close

Southampton, Southampton

INTRODUCTION

Located in the quiet cul de sac of Killarney Close in Sholing, this two bedroom detached bungalow has been finished to a high standard throughout and briefly comprises of an entrance hall, two double bedrooms, modern fitted family bathrooms, lounge and kitchen. The property also benefits from off road parking to the front, garage and enclosed landscaped rear garden.

LOCATION

The property benefits from being close to Bitterne, with its thriving centre and train station. Southampton's city centre with its broad range of shops, cinemas, restaurants, amenities and mainline railway station is within easy reach along with Southampton Airport being around twenty minutes away. All main motorway access routes are also close by including M27 & M3, along with A3 access to London.

- EPC rating - D
- Southampton city council - Band B
- Tenure - Freehold





INSIDE

Entering via the UPVC double glazed front door into the entrance hall with laminate flooring, radiator to one wall, built in storage and access to all principal rooms.

Bedroom one has a double glazed bay window to front aspect, carpeted flooring and radiator to one wall.

The bathroom has an obscure double glazed window to side aspect, vinyl flooring, partly tiled walls, heated towel rail, panel enclosed bath, shower, WC and wash hand basin.

Bedroom two has a double glazed window to side aspect, carpeted flooring and radiator to one wall.

The lounge has two obscure double glazed window to side aspect, double glazed patio doors to rear aspect opening to the garden, carpeted flooring and radiator to one wall.

The kitchen has a double glazed window to both side and rear aspect with a UPVC double glazed door to rear opening to the garden. There is LVT flooring, a range of wall and base units with rolltop worktops over and composite sink. integrated appliances include, microwave, oven and hob with extractor over, with space for fridge freezer, washing machine and tumble dryer

OUTSIDE

A dropped kerb to the front gives access to a blocked paved driveway providing off road parking for multiple vehicles, the driveway leads to the garage with double doors power and lighting. The front garden is laid to shingle with the block paving leading to the front door.

The rear garden is landscaped with a patio, lawn and decking creating areas for seating and entertaining. Access is also provides to the garage via a UPVC double glazed door.



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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Disclaimer

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GROUND 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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