



166B Spring Road, Sholing, Southampton, SO19 2QG

In Excess of £120,000

WHITE & GUARD

# 166B Spring Road

Sholing, Southampton

## INTRODUCTION

This well-proportioned one double bedroom first floor maisonette is set in the popular location of Sholing. Accommodation briefly comprises a double bedroom, a living room, an upper hallway open plan to the kitchen and a fitted bathroom. Additional benefits include a private garden and off road parking for one car. To fully appreciate the accommodation on offer, an early viewing is a must.

## LOCATION

The property is 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.

## AGENTS NOTE

The property is leasehold, and we are advised by the vendor that there is approx. 63 years remaining on the lease. The lease is currently being extended – please ask for further information. (No Ground Rent or Service Charges apply. Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold - currently being extended
- Southampton City Council - Band A
- EPC - Grade C





## INSIDE

The property is accessed via the double glazed front door which is situated to the side aspect. The front door opens into the entrance porch which is laid to carpeted flooring and has a door opening into the entrance hall.

The hall is also laid to carpeted flooring with carpeted stairs leading up to the first floor. The landing has a glazed door opening into the lounge to one side and access through into the upper hall and kitchen on the other side.

The living room itself has a double glazed window to the front aspect, is laid to carpeted flooring, with TV points, a radiator to one wall and an airing cupboard.

The upper hall is open plan with the kitchen and has a storage cupboard to one end. Both are laid to vinyl flooring. The kitchen has a double glazed window to the side aspect. There is a range of wall and base units with cupboards and drawers under and worktops over, along with a stainless steel one and a half bowl sink unit with mixer tap. Integrated appliances include an electric oven and gas hob with extractor over, along with an integrated fridge/freezer. There is also space for a washing machine and the kitchen benefits from tiled splashbacks.

The bathroom has an obscure double glazed window to the rear aspect and is fully tiled. There is a panel enclosed bath with rainfall shower over, a wash hand basin with storage under, a fitted mirror and a WC.

The double bedroom has a double glazed window to the rear aspect, with a radiator to one wall and is laid to carpeted flooring.

## OUTSIDE

The property benefits from its own private garden which is mainly laid to shingle and is fence panel enclosed.

There is also parking for one car.



## 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 Fibre Broadband is available with download speeds of up to 29-47 Mbps and upload speeds of up to 5-8 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.

