



14 Hogarth Close, Sholing, Southampton, SO19 1RA

In Excess of £210,000

WHITE & GUARD

## INTRODUCTION

Situated in the popular location of Sholing, this two bedroom end of terrace house is offered with no forward chain. Accommodation briefly comprises an entrance hall, an open plan lounge/diner, a kitchen and a lean too on the ground floor. Upstairs there are two double bedrooms, a separate shower room and a WC, as well as the additional benefit of a low maintenance front and rear garden. The property is in need of modernisation.

## LOCATION

The property benefits from being within catchment for Valentine 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 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 via the UPVC double glazed front door, the entrance hall is laid to carpeted flooring, has stairs leading to the first floor and access to the lounge/diner.

The 20ft lounge/diner has a double glazed window to the front aspect, double glazed patio doors to the rear aspect opening into the lean too, is laid to carpeted flooring, has two radiators and access to the kitchen.

The kitchen has a double glazed window and door opening into the lean too and is laid to tiled flooring. A range of wall and base units, with cupboard and drawers under and rolltop worktops over along with a ceramic sink. With space for a washing machine, an under counter fridge and freezer and a cooker.

The lean too has double glazed window to one side and to the rear aspect, with double glazed patio doors to the rear aspect opening into the garden.

On the first floor the landing is laid to carpeted flooring, has a built in storage cupboard, a loft hatch and access to all the principal rooms.

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

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

The shower room has an obscure double glazed window to the rear aspect, is laid to carpeted flooring, has a shower and a wash hand basin.

The WC has an obscure double glazed window to the rear aspect, is laid to laminate flooring and a WC.

## OUTSIDE

The front garden is mainly laid to lawn with a range of bushes and flowers bordering it. Through the front garden there is a hard standing pathway leading to the front door.

The rear garden is in need of landscaping and is enclosed via a wooden fence and a brick wall.



## 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 63 - 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.



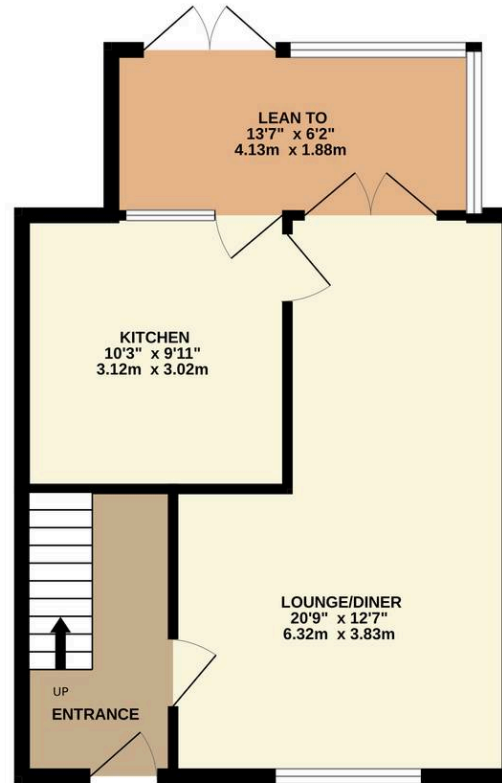
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PRS Property Redress Scheme

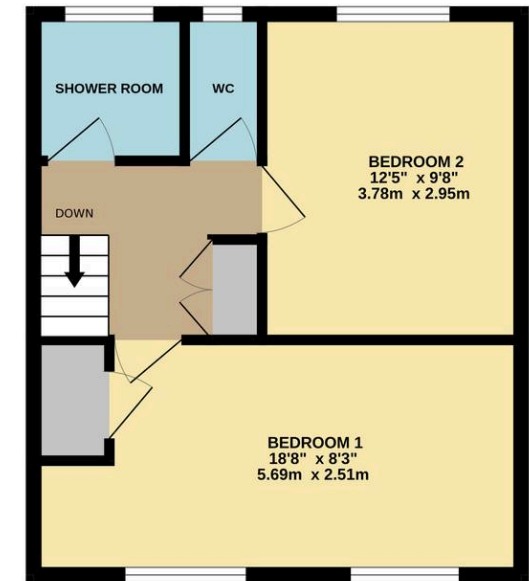
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GROUND FLOOR



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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