



St. Aubins Avenue, Sholing

SOUTHAMPTON, SO19 8NU - £410,000

enfields

St. Aubins Avenue

SHOLING, SOUTHAMPTON, SO19 8NU

Discover this spacious three-bedroom detached home on St. Aubins Avenue, Sholing, featuring a lounge, dining room, conservatory, off-road parking, garage, and enclosed garden. Ideal for families, near top schools and excellent transport links. No chain.

Situated on St. Aubins Avenue in the heart of Sholing, this three-bedroom detached house presents an exceptional opportunity for families and individuals alike. The local area boasts a welcoming community atmosphere with excellent amenities within easy reach. Sholing is well-regarded for its array of primary and secondary schools, making it an ideal location for those with children. Nearby educational institutions include Sholing Junior School and The Sholing Technology College, both known for their strong academic performance and supportive learning environments.

The property features a spacious hallway leading to a cosy lounge, a separate dining room perfect for family meals and entertaining guests, and a well-appointed kitchen. The addition of a conservatory provides a versatile space that can be used as a sunroom or additional living area. A convenient cloakroom completes the ground floor layout. Upstairs, the landing leads to three comfortable bedrooms and a shower room suite, ensuring ample space and privacy for all family members.



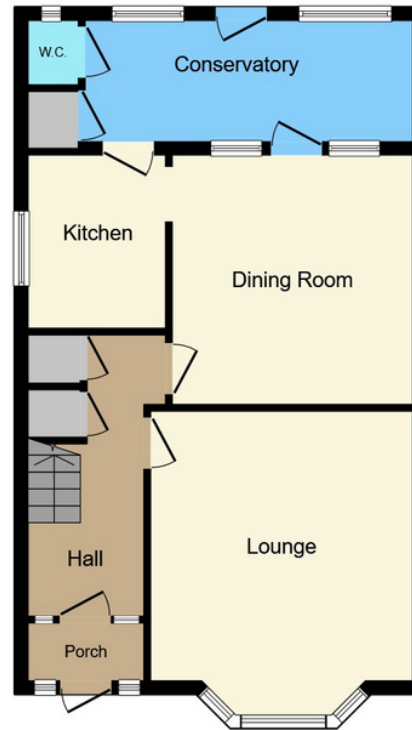


For those who require off-road parking, the property benefits from a driveway leading to a garage, providing secure parking and additional storage space. The enclosed rear garden offers a private outdoor retreat, ideal for relaxing, gardening, or children's play. With no forward chain, this home presents a straightforward and stress-free purchasing process.

Transport links in the area are excellent, with Sholing Railway Station just a short distance away, offering regular services to Southampton Central and beyond. The nearby M27 motorway junction provides easy access to the wider region, including Portsmouth, Winchester, and the New Forest. Local amenities, including shops, parks, and healthcare facilities, are all within convenient reach, ensuring a comfortable and practical lifestyle.

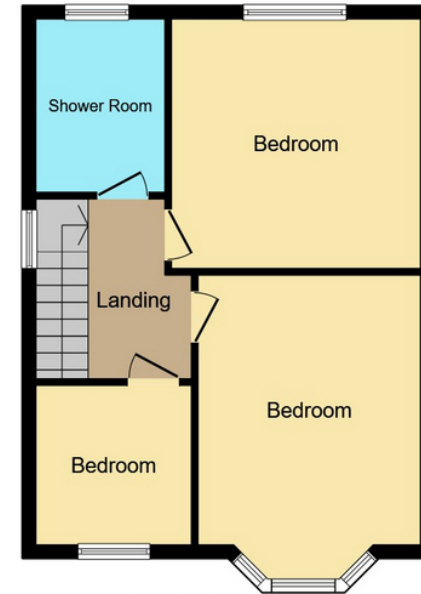
This property on St. Aubins Avenue represents a wonderful opportunity to live in a well-connected and thriving community. With its spacious interiors and desirable location, it is an ideal choice for those seeking a new home in the Sholing area. No forward chain.

Council Tax Authority: Southampton City Council
Tenure: Freehold
Energy Efficiency Rating: TBC



Ground Floor

Floor area 60.1 m² (647 sq.ft.)



First Floor

Floor area 47.9 m² (515 sq.ft.)

TOTAL: 107.9 m² (1,162 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Enfields Southampton, 3 West End Road, Southampton, SO18 6TE
 Tel: 02380 425 925 Email: sales@enfields-southampton.co.uk www.enfields-southampton.co.uk

IMPORTANT NOTICE: The details presented in these property particulars are believed to be precise, but they are intended to serve only as a general guide and must not be regarded as a formal offer or contractual agreement. Prospective buyers should not depend on these details as accurate statements or depictions of reality but should instead verify their correctness via their own inspections or other established means. We have not conducted an exhaustive survey, nor have we tested the utilities, appliances, or particular fixtures. Room dimensions must not be relied upon for carpeting and furnishing decisions. The measurements provided are estimated. No employee within Enfields has the power to make or offer any representation or guarantee about the property.

