



**Botley Gardens, Southampton SO19 0SW**

**welcome to**

## **Botley Gardens, Southampton**

This delightful 2 bedroom terraced house in Sholing features a lounge, kitchen, conservatory, family bathroom, rear garden and 2 off-road allocated parking spaces. Located in an ideal spot, this property offers convenience and comfort for its residents.

Contact us to arrange a viewing now!!

### **Lounge**

14' 11" x 12' 7" ( 4.55m x 3.84m )

Double glazed window to front, TV point, 2 electric heaters, wood flooring, door to;

### **Kitchen**

8' 1" x 12' 8" ( 2.46m x 3.86m )

Double glazed window to rear, double glazed door to conservatory, wall and base units, work surfaces, stainless steel sink and drainer, built in electric oven and hob, cookerhood above, integrated fridge/freezer, plumbing for washing machine, tiled flooring.

### **Conservatory**

7' 1" x 12' 5" max ( 2.16m x 3.78m max )

Double glazed window to rear, double glazed patio doors to rear, tiled flooring, electric heater, electric points, wall lights.

### **Landing**

Stairs from ground floor lounge to first floor landing, loft hatch with drop down ladder, carpeted, doors to;

### **Bedroom 1**

8' 2" x 12' 7" ( 2.49m x 3.84m )

Double glazed window to rear, carpeted.

### **Bedroom 2**

7' 2" x 12' 8" ( 2.18m x 3.86m )

Double glazed window to front, carpeted.

### **Bathroom**

Bath with mixer taps and shower attachment, electric shower above bath, partially tiled walls, wash hand basin with drawer below, w/c, extractor fan, wall mounted mirror cupboard.





**Fox & Sons are delighted to welcome to the market this charming 2 bedroom terraced house in Sholing, conveniently located close to local amenities, schools and the motorway, making it the perfect home for a small family or working professionals.**

**The property features a spacious lounge, a well-equipped kitchen, a bright conservatory and a family bathroom. Bedroom 2 has currently been split into two separate rooms, but has the potential to be converted back into one double bedroom with a fitted wardrobe, if desired. The back garden offers a private outdoor space to relax and entertain, whilst 2 allocated off-road parking spaces provide convenience for residents.**

**With its convenient location and comfortable living spaces, this terraced house in Sholing is sure to make a wonderful home.**



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welcome to

## Botley Gardens, Southampton

- 2 Bedroom Terraced House
- Lounge & Conservatory
- Fitted Kitchen
- Family Bathroom
- Study

Tenure: Freehold EPC Rating: Awaiting

fixed price

**£260,000**



Total floor area 64.3 sq.m. (692 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
BIT111631 - 0005

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fox & sons



**023 8044 6724**



[Bitterne@fox-and-sons.co.uk](mailto:Bitterne@fox-and-sons.co.uk)



390c Bitterne Road, Bitterne, SOUTHAMPTON,  
Hampshire, SO18 1BY



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)