



**Grainger Gardens, Southampton SO19 0SD**

**welcome to**

## **Grainger Gardens, Southampton**

DON'T MISS OUT on viewing this charming three bedroom house in Sholing. The property features spacious rooms, front and rear gardens, and is located close to local amenities and with easy access to the M27.

### **Entrance Porch**

Double glazed window to front and side, double glazed door to front, door to;

### **Lounge**

14' 9" x 13' 3" ( 4.50m x 4.04m )

Double glazed sliding doors to rear, TV point, two electric radiators, wooden shutters, stairs to first floor landing.

### **Kitchen/Diner**

12' 4" x 13' 4" ( 3.76m x 4.06m )

Double glazed window with wooden shutters to front, double glazed door to front, wall and base units, work surfaces, built in electric oven and hob, stainless steel sink and drainer, washing machine, fridge/freezer, cookerhood, electric radiator, splash back tiles, door to;

### **Landing**

Loft hatch, airing cupboard, carpeted, doors to;

### **Bedroom 1**

8' 7" x 13' 3" ( 2.62m x 4.04m )

Double glazed window to rear with shutters, electric radiator, carpeted.

### **Bedroom 2**

11' 8" x 5' 11" ( 3.56m x 1.80m )

Double glazed window to front with wooden shutters, electric radiator, carpeted.

### **Bedroom 3**

10' 6" x 7' ( 3.20m x 2.13m )

Double glazed window to front with wooden shutters, carpeted, electric radiator.

### **Bathroom**

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







**Welcome to this charming three bedroom house located in the sought-after area of Sholing. This home offers a perfect combination of space and comfort, making it an ideal choice for families and first-time buyers alike.**

**As you enter, you are greeted by a generously sized kitchen and dining room, featuring plenty of worktop space and cupboard storage. The spacious living room is filled with natural light and offering views across the rear garden.**

**Upstairs, you will find three bedrooms and a convenient family bathroom.**

**Outside, the property boasts front and rear gardens.**

**Situated close to local amenities and schools, this home also offers easy access to the M27, making it perfect for commuters. With its spacious layout and convenient location, don't miss out on making this house your new home!**



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## Grainger Gardens, Southampton

- End of Terrace House
- Three Bedrooms
- Spacious Living Room
- Open Plan Kitchen/Dining Room
- Bathroom

Tenure: Freehold EPC Rating: F  
Council Tax Band: B

offers over  
**£225,000**



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:  
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