



St. Monica Road, Southampton SO19 8FH

welcome to

St. Monica Road, Southampton

* SEMI-DETACHED HOUSE * THREE BEDROOMS * PURPOSE BUILT ANNEX * OPEN PLAN KITCHEN/DINING ROOM * TWO SHOWER ROOMS * FRONT & REAR GARDENS * ON-STREET PARKING * CLOSE TO LOCAL SCHOOLS AND TRAIN STATION *

Front Garden

Wall surround, laid to shingle, pathway leading to access, side access to garden.

Lounge

14' 4" into bay x 11' 1" (4.37m into bay x 3.38m)

Laminate flooring, double glazed bay window to the front aspect, gas radiator.

Dining Room

12' 10" x 11' 1" (3.91m x 3.38m)

Double glazed windows to the side and rear aspect, gas radiator, laminate flooring, under stairs storage, archway leading to;

Kitchen

13' 2" x 7' 3" (4.01m x 2.21m)

Wall and base cupboard units, electric oven, gas hob, overhead extractor, freestanding fridge/freezer, under counter space for washer/dryer, washing machine, stainless steel sink and drainer, double glazed window to the side aspect, double glazed door leading to garden.

Shower Room

Low level w/c, shower cubicle, tiled flooring, partially tiled walls, wash hand basin with storage underneath, gas radiator, double glazed window to the rear aspect.

Bedroom One

12' 10" x 11' 2" (3.91m x 3.40m)

Double glazed window to the rear aspect, carpet throughout, gas radiator, access to en suite and third bedroom.

En Suite

Low level w/c, shower cubicle, wash hand basin with storage underneath.

Bedroom Three

13' 2" x 7' 4" (4.01m x 2.24m)

Carpeted, gas radiator, double glazed window to the rear aspect.

Bedroom Two

11' 11" x 11' 2" (3.63m x 3.40m)

Double glazed window to the front aspect, carpeted, gas radiator, freestanding storage, loft hatch.

Loft Space

Access from third bedroom, used for storage, partially boarded, light, pull-out ladder.

Rear Garden

East facing enclosed garden with outside tap, side access, low maintenance, access to;

Annex

Purpose built annex with double glazed window to the front aspect, carpeted, kitchenette, built in wardrobe. Bathroom has double glazed window to the front aspect, tiled flooring, partially tiled walls, bath, w/c, wash hand basin.





Welcome to this spacious three bedroom semi-detached home in the sought-after area of Sholing.

The ground floor offers a comfortable lounge and a versatile dining area, that flows seamlessly into the open-plan kitchen. At the rear, you'll find a convenient shower room, adding practicality to the layout.

Upstairs, the property boasts three bedrooms. Bedroom one features its own en suite and direct access to bedroom three, making it a great option for families or those needing a home office. With some work, there could be the potential of bedroom three becoming it's own room, with direct access from the landing. Bedroom two completes the first floor accommodation.

Outside, a purpose-built annex provides an additional living space with its own kitchenette and bathroom, perfect for guests or a home business. The front garden is laid to shingle for easy maintenance, while the enclosed east-facing rear garden offers a private outdoor retreat. On-street parking is available.

Situated close to local amenities, reputable schools and Sholing train station, this property is an excellent choice for families.



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welcome to

St. Monica Road, Southampton

- Semi-Detached House
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Annex
- Front & Rear Gardens

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

offers in excess of

£315,000



Total floor area 82.5 m² (888 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.propertybox.io

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Property Ref:
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