



Connells

Grainger Gardens  
Southampton



## Property Description

This charming two-bedroom end of terrace home, located in the highly desirable area of Sholing, is beautifully maintained throughout.

The property features a private front garden with a built-in storage shed for added convenience.

Upon entering, the welcoming hallway leads to a spacious lounge, perfect for relaxation.

The modern fitted kitchen is equipped with integral appliances, a breakfast bar, and patio doors that open to the landscaped rear garden, offering a mix of patio space and low-maintenance artificial lawn.

Upstairs, there are two generously sized double bedrooms, with the master bedroom boasting a built-in wardrobe.

A well-presented family bathroom completes the upper floor.

Rear access from the garden leads to a private parking space, providing off-road parking.

Situated on a quiet road, close to local amenities, this delightful home is perfect for first-time buyers or investors.

## KEY FEATURES;

- *Two Double Bedrooms*
- *Spacious Lounge & Modern kitchen*
- *Well-Maintained Throughout*
- *Garden and Off-Road Parking to Rear*
- *End Of Terraced*

## Entrance Hall

Radiator. Stairs to first floor landing.

## Lounge

15' 7" x 10' 9" ( 4.75m x 3.28m )

Double glazed window to front aspect. Wooden laminate flooring. Made to fit blinds. TV port. Radiator.

## Kitchen

14' 1" x 8' 10" ( 4.29m x 2.69m )

Double glazed window to rear aspect. Double glazed patio door to rear aspect. Fitted kitchen with wall and base units. Breakfast bar. Integral dishwasher, washing machine and fridge freezer. Radiator. Made to fit blinds.

## Bedroom 1

12' x 11' 1" ( 3.66m x 3.38m )

Double glazed window to front aspect. Radiator. Built in wardrobe.

## Bedroom 2

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

Double glazed window to rear aspect. Radiator.

## Loft Space

Part boarded.

## Outside

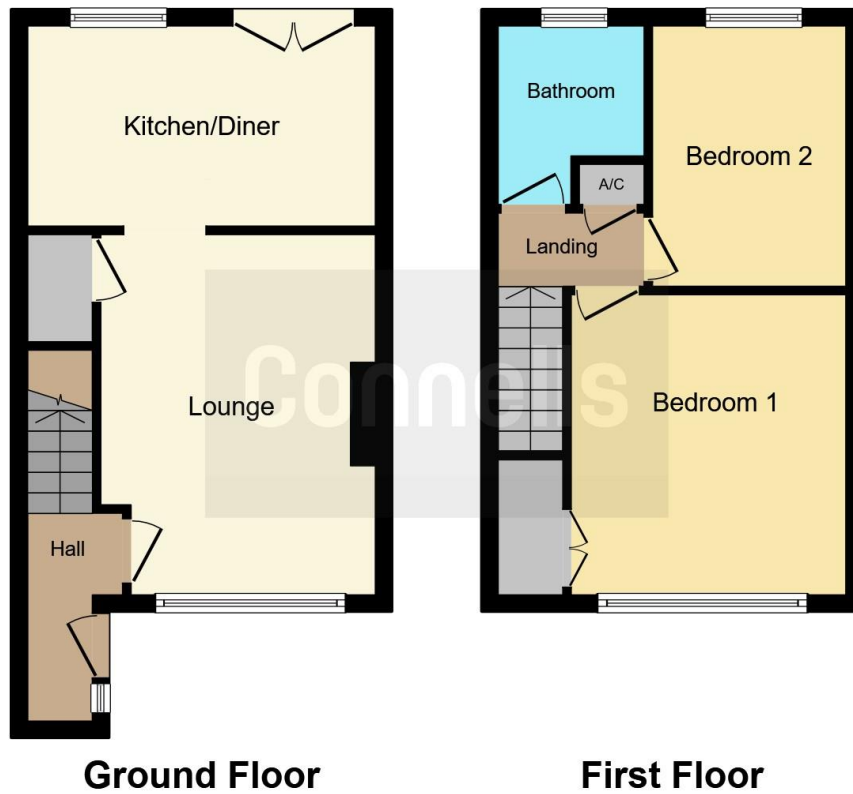
To the front- Enclosed front garden with gate, path and lawn area. Built in storage shed.

To the rear. Low maintenance rear garden with patio area and artificial lawn. Rear gate leading to parking space. Solar panel.

## Agent Notes

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.





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**EPC Rating: D**

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Tenure: Freehold



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