



Effingham Gardens  
Southampton





### Property Description

Three-Bedroom Semi-Detached House in Sholing, Southampton.

Located in a popular residential area of Sholing, this spacious three-bedroom semi-detached home offers excellent family living with a generous rear garden, large living spaces, and convenient on-street parking.

The ground floor features a bright and airy lounge, ideal for relaxing or entertaining, and a large open-plan kitchen/dining room with plenty of storage space perfect for family meals or hosting guests. Patio doors lead directly to a good-sized, enclosed rear two tier garden, ideal for children, pets, or outdoor entertaining.

Upstairs, the property comprises two generously sized double bedrooms and a smaller third bedroom, ideal as a nursery, office, or guest room. A family bathroom to complete the first-floor layout.

To the front, the home includes a garden and benefits from on-street parking. Situated close to local schools, shops, green spaces, and transport links, this property is ideal for families and first-time buyers alike.

### Key Features

- Three bedrooms
- Spacious lounge
- Large kitchen/diner
- Front and rear gardens
- Quiet residential location
- Close to schools and local amenities
- Early viewing is highly recommended.



## Entrance Hall

Double glazed window to side and front

## Lounge

Irregular Shaped Room 14' 3" x 12' 8" ( 4.34m x 3.86m)

Laminate flooring, double glazed window to front

## Kitchen/Diner

18' Max x 16' 2" Max ( 5.49m Max x 4.93m Max )

Sliding doors to rear, double glazed window to rear, hot water - partly boarded, no ladder

## Landing

Double glazed window to side aspect

## Bedroom 1

12' 2" x 9' 5" ( 3.71m x 2.87m )

Double glazed window to front aspect

## Bedroom 2

10' 8" x 9' 4" ( 3.25m x 2.84m )

Double glazed window to rear aspect

## Bedroom 3

7' 9" Max x 6' 4" Max ( 2.36m Max x 1.93m Max )

Double window to front

## Bathroom

Double glazed window to rear





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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EPC Rating: Council Tax  
 Awaited Band: B

Tenure: Freehold



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