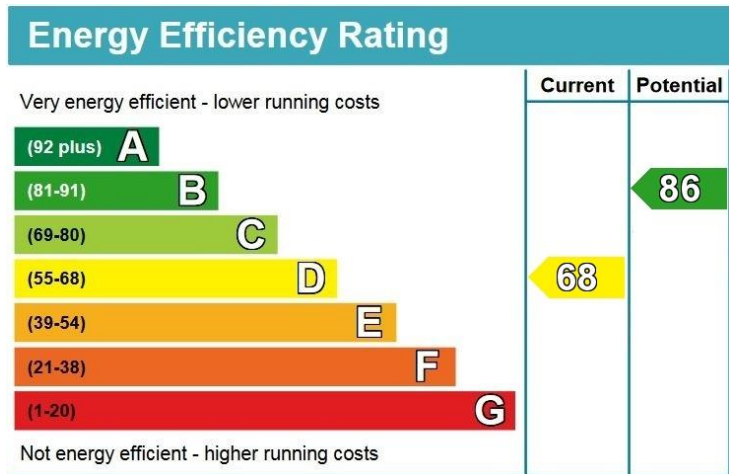




Bitterne

023 8042 2600



14 Belton Road, Sholing, Southampton, Hampshire, SO19 1DS

Offers Over £325,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Belton Road! This beautiful three bedroom family home is a credit to our clients, and we are incredibly excited to show you around! Stepping inside into the entrance hallway, leading you through to the lounge with gorgeous bay window. The heart of this home is the extended kitchen diner with its stylish high-gloss units of which include integral appliances! Meticulously designed, the ground floor is completed by a downstairs shower room benefitting from a utility space hosting space for both a washing machine and tumble dryer. Upstairs continues to wow you with three bedrooms, all benefitting laminate wood flooring and fitted storage to the master and bedroom three. The main family bathroom has been beautifully refurbished and maintained. In our opinion, the garden is this homes biggest attribute. With bi-folds doors opening out from the kitchen into a natural oasis, offering an array of fruit trees, sociable patio area, side access and storage shed.

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Approach

Entrance Hall:
Smooth ceiling, window to side, stairs rising to first floor, radiator, door to:

Lounge
17' 3" (5.26m) x 11' 9" (3.58m)::
Smooth ceiling, bay window to front, radiator.

Kitchen
18' 8" (5.69m) x 13' 3" (4.04m)::
Smooth ceiling with two skylights inset, bi-fold doors to rear opening onto garden, wall, base and drawer units with work surface over, stainless steel sink, integrated dishwasher, oven with four-ring hob, microwave, fridge/freezer, tiling to principal areas, radiator.

Shower Room:
Smooth ceiling, window to side, three piece suite comprising: shower cubicle with rainfall shower, wash hand basin and WC, work surface with space for washing machine and dryer, radiator.

Landing

Bedroom One
12' (3.66m) x 11' (3.35m)::
Smooth ceiling, window to front, fitted wardrobes, radiator.

Bedroom Two
7' 10" (2.39m) x 7' 7" (2.31m)::
Smooth ceiling, window to rear overlooking garden, radiator.

Bedroom Three
10' 1" (3.07m) x 6' 10" (2.08m)::
Smooth ceiling, window to rear overlooking garden, fitted wardrobe, radiator

Bathroom :
Smooth ceiling with spotlights inset, three piece suite comprising: panel enclosed bath with mains fed shower over, wash hand basin and WC, fully tiled walls and floor.

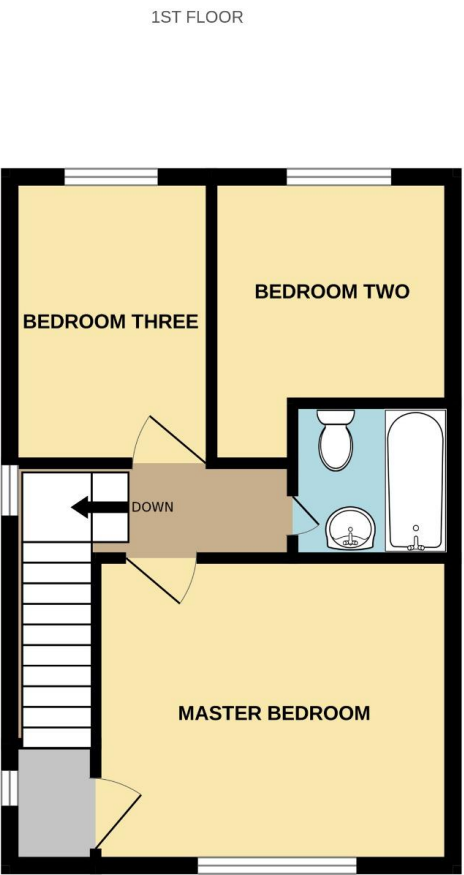
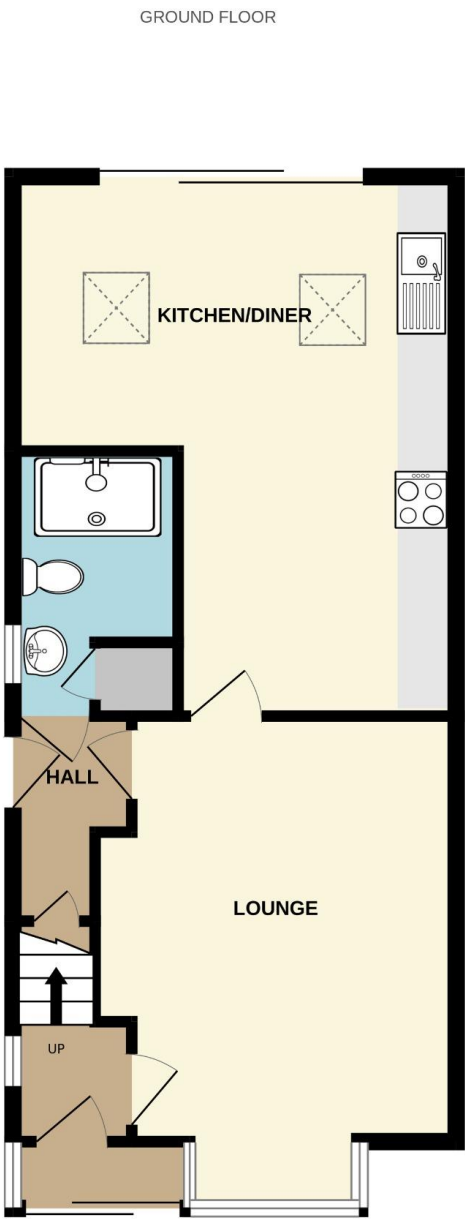
Garden:
Fence enclosed rear garden, patio to lawn, shed with power connected, gated side access.

Services
Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band
Band C

Sellers Position
No Forward Chain

Offer Check Procedure
If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bitterne 249 Peartree Avenue Bitterne SO19 7RD 023 8042 2600	Shirley 391 Shirley Road Shirley SO15 3JD 023 8078 0787	Woolston 24 Portsmouth Road Woolston SO19 9AB 023 8039 3255	Auction Department 62 High Street West End SO30 3DT 023 8047 4274	Lettings & Block Management 2-4 New Road Southampton SO14 0AA 023 8071 0402	Do you need an Energy Performance Certificate? Field Palmer are able to offer EPC services across Hampshire and the south of England. We can offer mortgage advice Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.	
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