



Bitterne

023 8042 2600

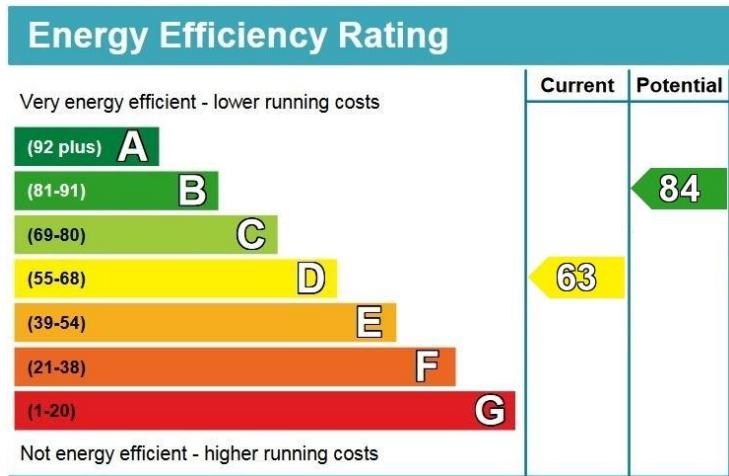


**87 Alfriston Gardens, Southampton,
Hampshire, SO19 8GB**

£290,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Alfriston Gardens! Located within the heart of Sholing is this beautifully maintained detached bungalow. Step inside into a warm and vibrant entrance hallway leading you through to a gorgeous 15ft lounge to the front aspect with a large window absorbing the natural light. Across the hall is a stylish four-piece bathroom suite. There are two incredibly spacious bedrooms and a newly fitted kitchen with timeless "shaker style" units and integral appliances such as fridge/freezer, oven and induction hob. Currently used as a dining room the conservatory is the perfect place for entertaining and has stunning views of the rear garden. Further benefits include, new gas central heating full UPVC double-glazing throughout and easy access to all amenities.



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Approach:

Driveway providing off-road parking for two cars, lawn to side.

Entrance Hall:

UPVC double glazed window to front, doors to:

Lounge

15' 1" (4.60m) x 10' 6" (3.20m)::
Textured and coved ceiling, UPVC double glazed window to front, feature fireplace, radiator.

Kitchen

9' 11" (3.02m) x 9' 7" (2.92m)::
Smooth and coved ceiling, UPVC double glazed window to rear and side, UPVC double glazed obscured door to rear, a range of wall, base and drawer units with work surface over, stainless steel bowl and a half sink with drainer inset, integrated oven and hob with extractor over, integrated fridge/freezer, space and plumbing for washing machine, tiled splashbacks.

Conservatory

5' 11" (1.80m) x 12' 2" (3.71m)::
Polycarbonate roof, UPVC double glazed windows to sides and rear, UPVC double glazed door to side opening onto garden, radiator.

Master Bedroom

12' 4" (3.76m) x 10' 8" (3.25m):
Smooth and coved ceiling, UPVC double glazed window to rear, fitted storage, radiator.

Bedroom Two

11' 6" (3.51m) x 6' 11" (2.11m)::
Smooth and coved ceiling, UPVC double glazed window to side, radiator.

Bathroom :

Smooth ceiling, UPVC double glazed obscured window to front, four-piece suite comprising: panel enclosed bath, shower cubicle with electric shower over, WC, wash hand basin, heated ladder towel rail, fully tiled walls and floor.

Garden:

Fence enclosed rear garden, mainly laid to lawn with a variety of mature shrubs, shed.

Garage

18' 4" (5.59m) x 8' 7" (2.62m)::
Detached garage.

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

Buying On

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.

GROUND FLOOR



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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Auction Department
62 High Street
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Lettings & Block Management
2-4 New Road
Southampton
SO14 0AA
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