





Bitterne
023 8042 2600



7 Range Gardens, Sholing, Southampton, Hampshire, SO19 1RG

£250,000 Leasehold

Draft Details Awaiting Vendor Approval

Welcome to Range Gardens! This two-DOUBLE bedroom, mid-terraced home is ideally situated in a quiet cul-de-sac in Sholing. You are welcomed by a bright entrance hall that leads into the kitchen/diner. The kitchen/diner has been styled with shaker-style cabinetry and offers an array of storage. The lounge is positioned at the back of the property and has large sliding patio doors opening onto the gorgeous rear garden and flooding the room with natural light. The first floor will continue to impress! The landing offers storage and doors leading to the primary rooms. Both bedrooms are spacious and offer enough room for double beds. The family bathroom is neutral and the skylight window is a bonus! Outside, the garden is beautiful - it has been landscaped with low maintenance in mind - with a decked seating area leading to the artificial lawn. There is a handy shed and rear pedestrian access. This home also benefits from a garage!

[fieldpalmer.com](https://www.fieldpalmer.com)

Find us on social media



7 Range Gardens, Sholing, Southampton, Hampshire, SO19 1RG

£250,000 Leasehold

Welcome to Range Gardens! This two-DOUBLE bedroom, mid-terraced home is ideally situated in a quiet cul-de-sac in Sholing. You are welcomed by a bright entrance hall that leads into the kitchen/diner. The kitchen/diner has been styled with shaker-style cabinetry and offers an array of storage. The lounge is positioned at the back of the property and has large sliding patio doors opening onto the gorgeous rear garden and flooding the room with natural light. The first floor will continue to impress! The landing offers storage and doors leading to the primary rooms. Both bedrooms are spacious and offer enough room for double beds. The family bathroom is neutral and the skylight window is a bonus! Outside, the garden is beautiful - it has been landscaped with low maintenance in mind - with a decked seating area leading to the artificial lawn. There is a handy shed and rear pedestrian access. This home also benefits from a garage!

Approach :
Dwarf retaining walls, path to front door with lawn to side.

Entrance Hall:
Textured ceiling, radiator. doors to:

Kitchen/Diner
11' 9" (3.58m) x 8' 5" (2.57m)::
Textured ceiling, double glazed window to front aspect, range of matching wall, base and drawer units with rolled edged work surface over, stainless steel sink and drainer inset, tiled splash backs, space for cooker, washing machine and fridge, wall mounted combination boiler.

Lounge
11' 9" (3.58m) x 16' 4" (4.98m)::
Smooth and coved ceiling, double glazed sliding patio doors to rear providing access in to garden, stairs rising to first floor, radiator.

Landing:
Textured and coved ceiling, sky light, storage cupboard, hatch providing access in to a partly boarded and insulated loft space.

Master Bedroom
11' 9" (3.58m) x 9' 6" (2.90m)::
Textured and coved ceiling, double glazed window to rear aspect, radiator.

Bedroom Two
11' 9" (3.58m) x 9' (2.74m)::
Textured and coved ceiling, double glazed window to front aspect, storage cupboard, radiator.

Bathroom :
Textured ceiling, skylight, suite comprising of panel enclosed bath with electric shower over, low level WC, hand wash basin, tiling to principle areas.

Garden :
Fence enclosed garden with rear pedestrian access, decked seating area followed on by artificial, shed with power and light connected.

We are advised by the vendor the lease details are as follows:
£12 per annum ground rent.
Part of a 999 year lease.

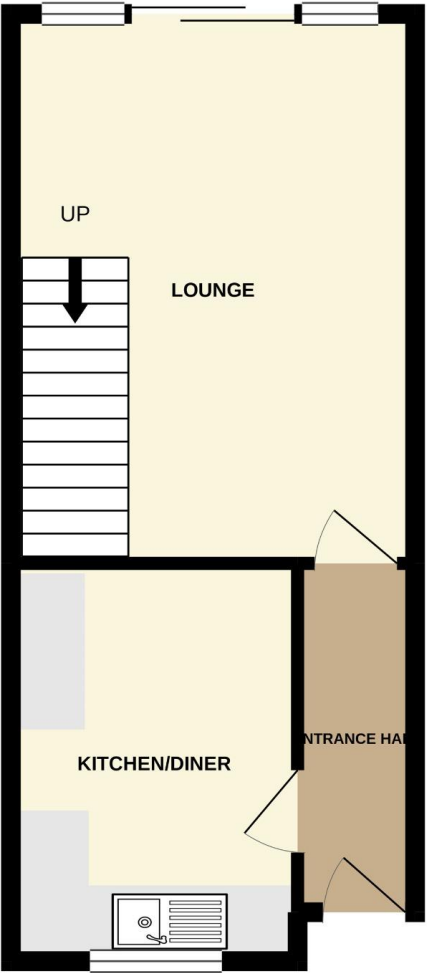
Services
Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band
Band B

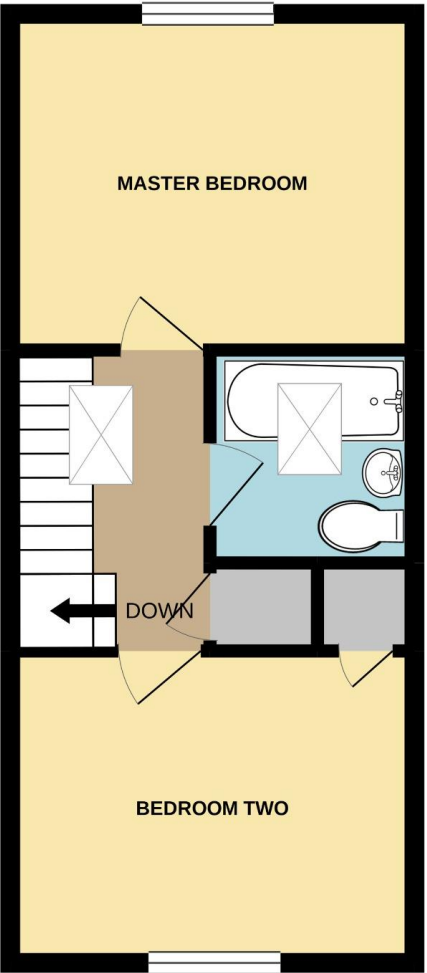
Sellers Position
Buying On

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
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



RANGE GARDENS, SHOLING
TOTAL FLOOR AREA : 679 sq.ft. (63.0 sq.m.) approx.
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.
Made with Metropix ©2021

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.	
--	---	---	---	---	---	--