



Sholing Road, Sholing, SO19  
£325,000



- An extended semi detached home coming to the market for the first time in many years
  - Offering bright, spacious and versatile living accommodation
  - Rear garden measuring in the region of 110ft and laid to lawn
    - 21ft lounge with feature fireplace, separate dining room
      - Galley kitchen
    - Three bedrooms and family bathroom
    - With views over the Veracity ground
  - Within walking distance of the local schools and shops

Situated within a popular location, this extended semi-detached home is coming to the market for the first time in many years. This beautifully maintained family home offers versatile accommodation, currently featuring a 21ft lounge with a feature fireplace and French doors that open out to the rear garden. At the front of the property, the dining room provides a pleasant view over the Veracity Ground, making it a perfect room to sit, relax, and watch the world go by. Completing the ground floor is a galley-style kitchen.

Upstairs, there are three bedrooms and a family bathroom fitted with a four-piece suite. The rear garden, approximately 100ft long, is secluded and generously sized with a southerly aspect. It is an excellent space for gardening enthusiasts or children who enjoy playing outdoors. Adjacent to the rear of the house is a spacious patio area, perfect for relaxing. Beyond this is a lawn with well-stocked flower and shrub borders, and a further patio area with raised borders and a greenhouse at the rear.

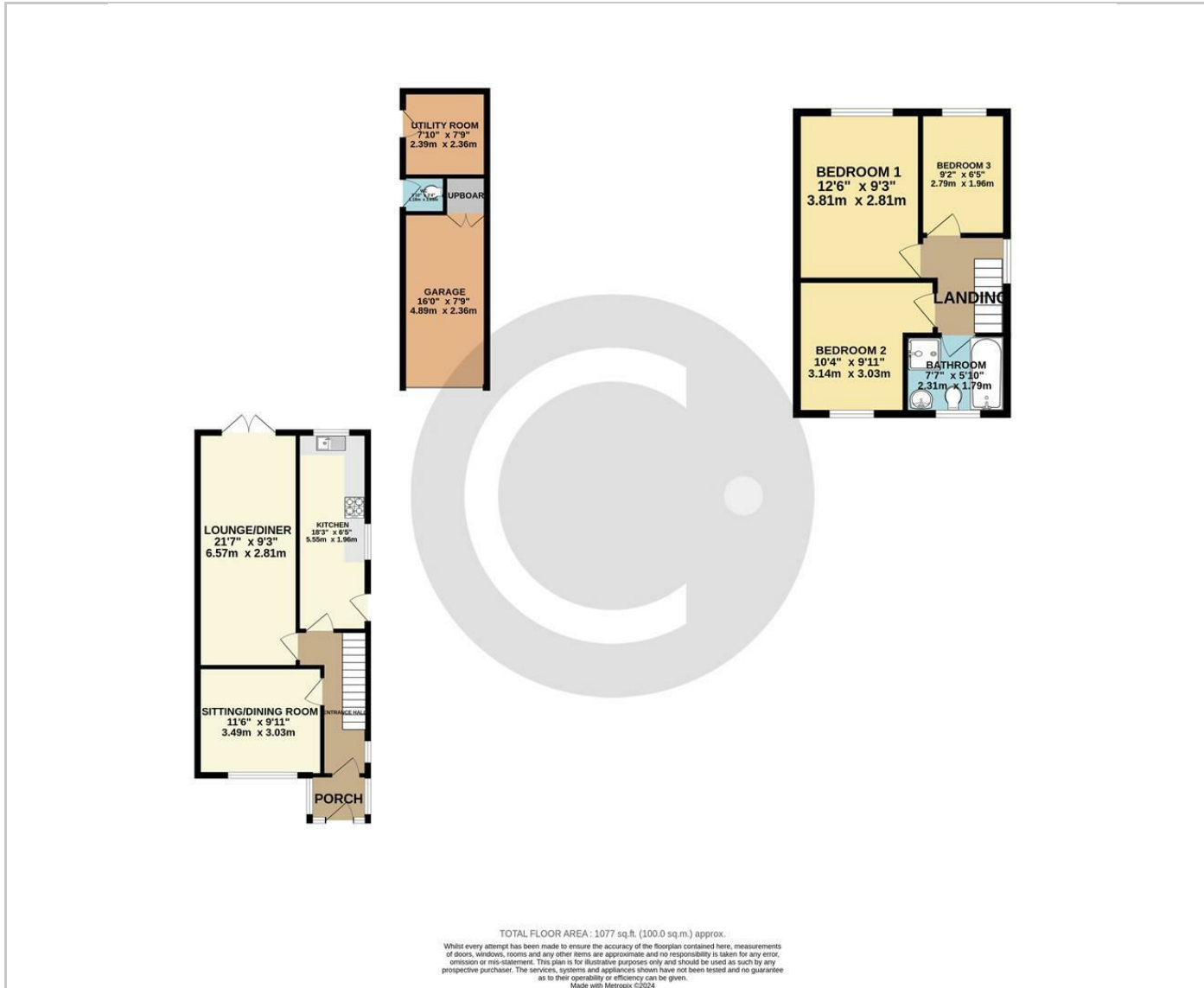
The front and side of the property are block paved, providing ample parking and access to the garage. Additionally, to the rear of the garage, there is a WC and a handy utility room, adding to the overall accommodation.

This property is ideal for families seeking a spacious and well-maintained home with generous outdoor space and versatile living areas in a desirable location.

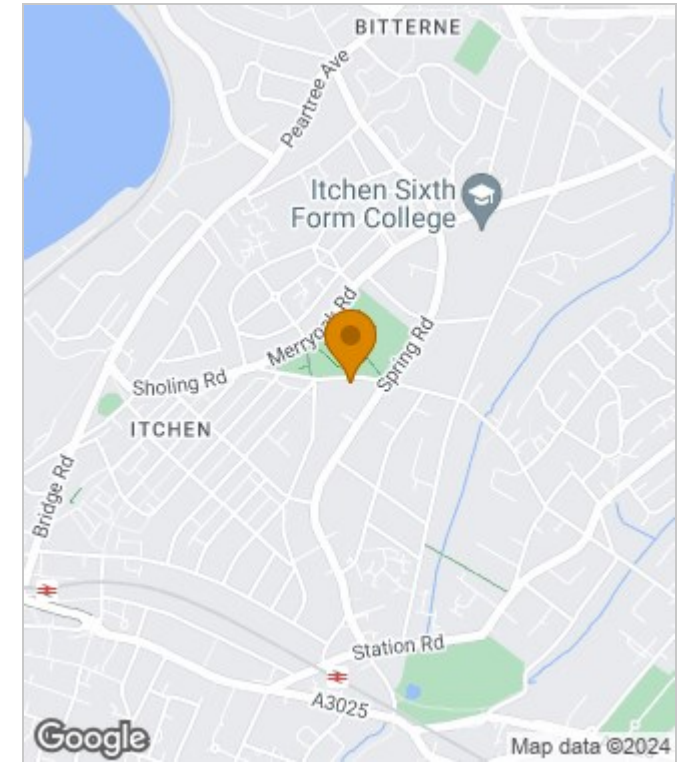
Council Tax Band: B



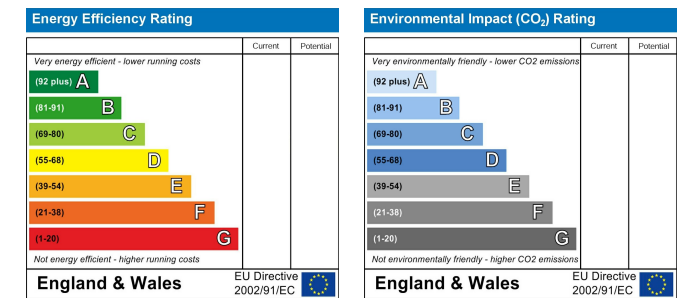
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.