



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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**Contact**

25 Stubbington Green  
Fareham  
Hampshire  
PO14 2JY

E: [hello@chambersagency.co.uk](mailto:hello@chambersagency.co.uk)

T: 01329665700

<https://www.chambersstateagency.com/>



252  
Orpen Road  
Sholing  
Southampton  
SO19 0ED



01329665700

Stubbington

**252 Orpen Road  
Sholing  
Southampton  
SO19 0ED**

Price Guide £215,000  
Freehold



This three bedroom terraced house is located on Orpen Road in Southampton! This property boasts a kitchen/diner to rear, lounge to front, three bedrooms and a family bathroom. This property does require some modernisation. Situated in a prime location, this house provides easy access to local amenities, schools, and transport links, making it an ideal choice for families or professionals. Don't miss the opportunity to make this house your own and enjoy the convenient location. Contact Chambers today to arrange a viewing 01329 665700.

**Entrance Hallway**

Accessed via a UPVC double glazed front door, access to cupboard housing meters, radiator, stairs to first floor landing, wood laminate flooring.

**Lounge**  
12'7" x 11'1"

Double glazed window to front elevation, radiator.

**Kitchen/Diner**  
18'11" x 10'1"

Double glazed window and door to rear elevation, fitted cupboards and drawers, stainless steel sink with mixer tap, integrated oven and electric hob, plumbing for washing machine, space for fridge freezer, wall mounted boiler, space for dining table and chairs, wood laminate flooring, radiator.

**First Floor Landing**

Access to loft via void, doors to three bedrooms and bathroom.

**Bedroom One**  
11'0" x 8'8"

Double glazed window to front elevation, recessed wardrobes, radiator.

**Bedroom Two**  
11'2" x 8'3"

Double glazed window to rear elevation, wood laminate flooring, radiator.

**Bedroom Three**  
9'11" x 8'4"

Double glazed window to front elevation, overstairs bulkhead, radiator.

**Bathroom**

Double glazed window to rear elevation, fitted with a panel bath with mixer tap, pedestal wash hand basin, WC, radiator.

**Front Garden**

Area laid to lawn with pathway to front door, overlooking a pleasant green area set back from the road.

**Rear Garden**

A low maintenance garden laid to shingle and patio, fully fence enclosed with rear access gate.

**Disclaimer**

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

**Orpen Road**

Concrete construction under a tiled roof. Heating Source-Gas Central Heating. Mains Water & Sewerage (Southern Water). Council Tax B Southampton City Council. Broadband & Mobile Phone reception, you should satisfy yourself on both speeds and availability by visiting <https://checker.ofcom.org.uk>

The vendor has experienced no flooding issues and is not aware of any planning applications that will impact their property, you should though visit Eastleigh Borough Councils planning portal to satisfy yourself.

We understand that the property is potentially a Selleck Nicholls build and potential lenders may be restrictive.

**Tenure**

Freehold

