

fieldpalmer
ESTATE AGENTS

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**32 Luton Road, Sholing, Southampton,
Hampshire, SO19 8GR**

Offers Over £300,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Luton Road! This is a fantastic opportunity to acquire an extended semi-detached house in the heart of Sholing which offers fantastic living accommodation. You are welcomed by the entrance hall with a door leading to the spacious 'L' shaped lounge/diner. This room features a half bay window to the front and a cast iron fireplace. The double doors lead to the extended kitchen space, with velux windows and French doors opening into the garden. There is also a convenient shower room. Upstairs, this home benefits from three bedrooms – two of which are generous and can happily house double beds. There is a family bathroom with a white suite. Outside, there is a driveway providing off-road parking. The rear garden offers a good degree of privacy, side access, outside power and tap. It benefits from a southerly aspect and is the perfect place to unwind after a busy day. We are pleased to offer this property with NO FORWARD CHAIN.

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Approach:

Driveway providing off road parking, garden to side.

Entrance Hall:

Coved and textured ceiling, UPVC double glazed window to side, stairs rising to first floor with storage under, radiator, door to:

Lounge

10' 9" (3.28m) x 10' 11" (3.33m) max reducing to 9'9" (2.97m) :: Coved and textured ceiling with picture rail, UPVC double glazed half bay window to front, cast iron fireplace, radiator, opening to:

Dining Room:

Coved and textured ceiling with picture rail, UPVC double glazed window to side, radiator, double doors to:

Kitchen

11' 9" (3.58m) x 16' 7" (5.05m) max reducing to 12'2" (3.71m):: Vaulted smooth ceiling with two velux style windows, UPVC double glazed window to rear and UPVC double glazed French doors to rear, a range of wall, base and drawer units with work surface over, bowl and a half stainless steel sink with drainer inset, built in oven, electric hob with extractor over, space for appliances, radiator, tiled floor.

Shower Room:

Vaulted smooth ceiling, extractor fan, WC, wash hand basin and tiled shower cubicle with electric shower, radiator.

Landing:

Coved and textured ceiling, hatch providing access to loft space, UPVC double glazed window to side, storage cupboard, doors to:

Master Bedroom

11' (3.35m) max x 10' 10" (3.30m) max reducing to 9'8" (2.85m):: Textured ceiling, UPVC double glazed half bay window to front, built-in storage, radiator.

Bedroom Two

9' 10" (3.00m) x 9' 11" (3.02m) max reducing 8'8" (2.64m):: Textured ceiling, UPVC double glazed window to rear overlooking garden, radiator.

Bedroom Three

7' 5" (2.26m) x 6' 2" (1.88m):: Textured ceiling, two UPVC double glazed windows to side, radiator.

Bathroom :

Smooth ceiling, UPVC double glazed display bay window to front, white suite comprising: WC, wash hand basin and bath, heated ladder towel rail, fully tiled walls.

Garden:

Gated side pedestrian access, fence enclosed rear garden with patio leading to lawn, sleeper flower beds and flower and shrub borders, raised shingle seating area, shed, outside power point, outside tap.

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

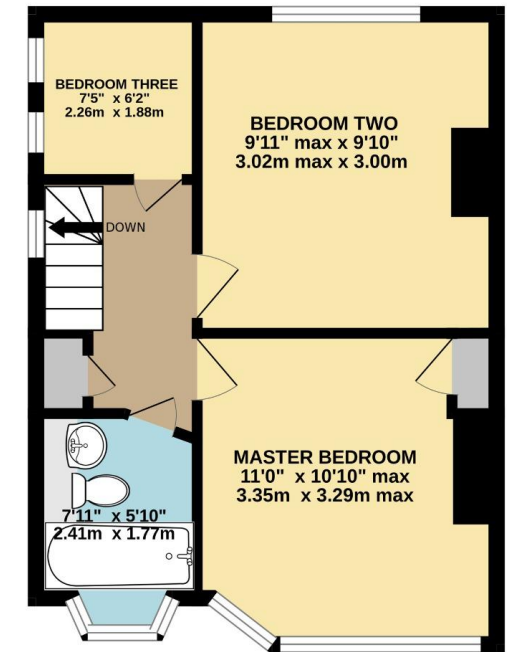
Offer Check Procedure

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.

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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.
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023 8039 3255

Auction Department

62 High Street
West End
SO30 3DT

023 8047 4274

Lettings & Block Management

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Southampton
SO14 0AA

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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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