



3 Garrick Gardens, Sholing, Southampton, SO19 9RB

Offers in Excess of £400,000

WHITE & GUARD

INTRODUCTION

This extended two-bedroom detached chalet-style bungalow has been finished to a high standard throughout and offers spacious and versatile accommodation. The ground floor comprises an entrance hall, double bedroom with built-in wardrobes, modern fitted shower room, generous lounge opening into a modern fitted kitchen/diner and conservatory. The first floor benefits from an impressive 28ft principal bedroom with en-suite bathroom. Outside, the property offers off-road parking for multiple vehicles and a thoughtfully landscaped rear garden designed with low maintenance in mind.

LOCATION

The property falls within the catchment area for Valetine Primary School and is close to Oasis Academy Secondary School (as per Southampton.gov.uk catchment checker). Bitterne's thriving centre, with its shops and train station, is nearby, while Southampton city centre—with WestQuay shopping centre, bars, restaurants, cinemas, and mainline railway station—is easily accessible. Southampton Airport is approximately twenty minutes away, and excellent motorway links are close by, including the M27 (east and westbound), M3 to the M25, and A3 routes to London.

OUTSIDE

To the front of the property, a block-paved driveway provides off-road parking for multiple vehicles and continues down the side of the property. A wooden side gate provides access to the rear garden. The front garden is low maintenance and predominantly paved.

The rear garden has been thoughtfully landscaped with low maintenance in mind. A hardstanding patio area immediately adjoining the rear of the property provides an ideal space for outdoor seating. Steps lead up to an area laid to artificial grass, with a raised decking area at the top of the garden and established flowerbeds bordering the garden. A purpose-built shed provides useful additional storage.





INSIDE

Entering via the composite front door, the entrance hall has carpeted flooring and provides access to bedroom two, the shower room and lounge.

Bedroom two benefits from a double-glazed bay window to the front, carpeted flooring, a radiator and a built-in wardrobe providing useful storage.

The modern shower room has an obscure double-glazed window to the side and comprises a walk-in shower cubicle, WC, wash hand basin with storage beneath and heated towel rail. There is also space and plumbing for a washing machine.

The generous lounge features a double-glazed bay window to the front, carpeted flooring and a radiator. Stairs rise to the first floor, while an opening leads through to the kitchen/diner.

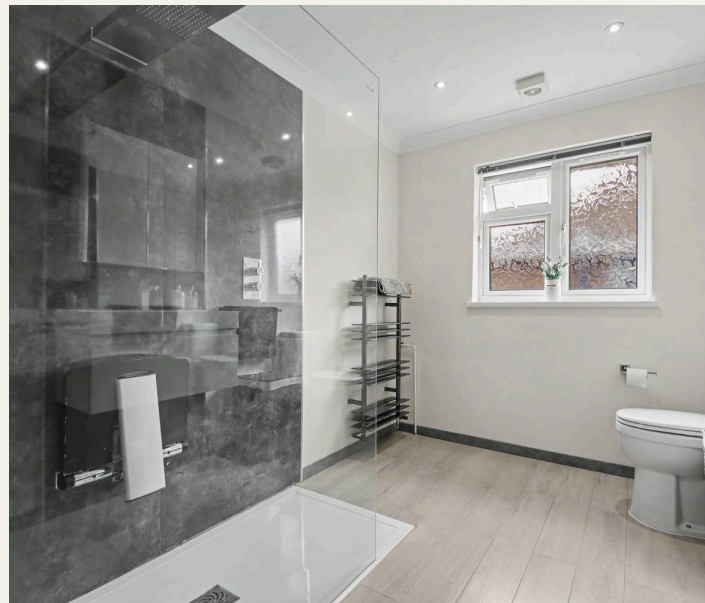
The modern kitchen/diner has a UPVC double-glazed door to the side, double-glazed window and patio doors to the rear opening into the conservatory. The room benefits from LVT flooring and a radiator, together with a range of wall and base units with modern marble-effect worktops and composite sink. Integrated appliances include a microwave oven, oven, hob with extractor over and fridge freezer.

The conservatory features double-glazed windows to the rear and side, patio doors opening onto the garden and vinyl flooring.

The master bedroom is a particular feature of the property, measuring approximately 28ft and benefiting from a Velux window to the front, double-glazed window to the rear, carpeted flooring, radiator and built-in wardrobes.

The en-suite bathroom has vinyl flooring and an obscure double-glazed window to the side, together with a panel-enclosed bath, WC and wash hand basin with storage beneath.

- **Tenure - Freehold**
- **Southampton City Council - Band D**
- **EPC - Grade B**



SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Full Fibre Broadband is available with download speeds of up to 1600 Mbps and upload speeds of up to 115 Mbps. Information has been provided by the Openreach website.

T: 023 8202 2192
5 West End Road, Bitterne,
Southampton, Hampshire, SO18 6TE
E: bitterne@whiteandguard.com
W whiteandguard.com

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

DISCLAIMER
These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

rightmove OnTheMarket Zoopla

