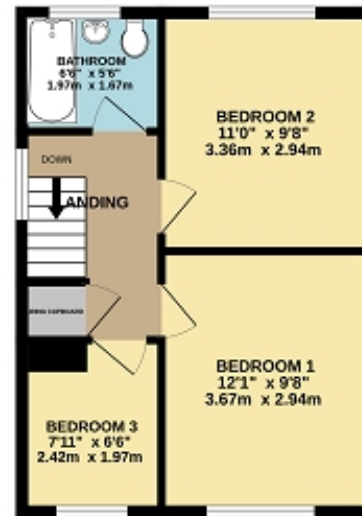
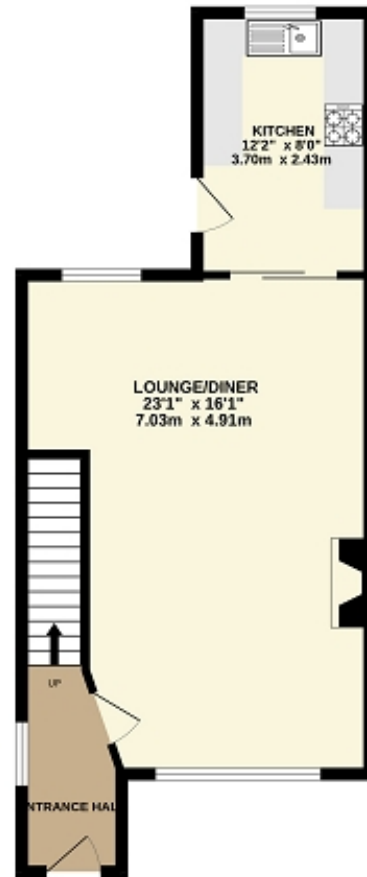
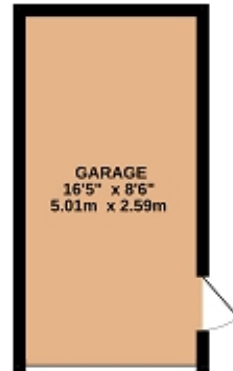


GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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BRAMBLES

OFFERS OVER

£300,000

Freehold

Effingham Gardens, Sholing, SO19 8GF

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



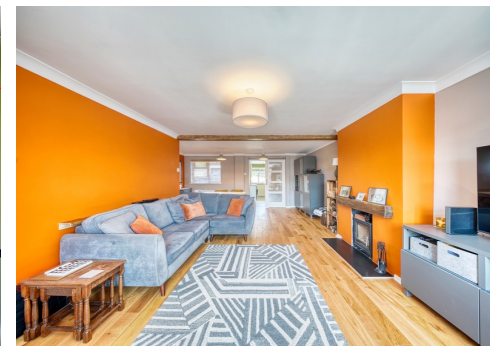
Effingham Gardens, , SO19 8GF

3 Beds - 1 Baths

Brambles are delighted to market this semi detached, three bedroom home with garage and driveway parking. Conveniently located close to the amenities of Sholing.

FEATURES

- Beautifully presented, semi-detached family home
- Excellent condition throughout
- Three well-proportioned bedrooms
- Open plan living/dining room
- Modern kitchen with integrated appliances
- Landscaped rear garden
- Garage and driveway parking
- Convenient Sholing location, close to local amenities and transport links



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Situated in the ever-popular residential area of Sholing, this beautifully presented three-bedroom semi-detached home offers stylish, contemporary living in excellent condition throughout. Perfect for families, first-time buyers and those looking to simply move straight in, the property combines versatile accommodation with modern finishes and excellent outdoor space. The ground floor features a welcoming entrance hall leading to an open plan living/dining room which flows seamlessly into modern kitchen with ample storage and integrated appliances. Upstairs are three well-proportioned bedrooms and a stylish family bathroom fitted with shower over the bath. Outside, the landscaped rear garden provides a private and attractive space for relaxing or entertaining, while the front of the property benefits from driveway parking for two vehicles and a single garage. The local area offers excellent schools, a wide range of shops and everyday amenities, nearby parks and open spaces, and convenient transport links. Sholing railway station provides direct services to Southampton and Portsmouth, while the nearby M27 offers easy access across the South Coast. Southampton city centre is just a short drive away, offering an extensive selection of shopping, restaurants, leisure facilities and waterfront attractions.



Outside
Block paved driveway offering parking for two cars. Shared access drive leads to garage.

Hallway
Composite front door with glazed inserts. Oak engineered flooring. Skirting boards. Radiator. Carpeted staircase rising to first floor. Doorway to living room.

Lounge/Dining Room (23' 0" x 16' 1") or (7.0m x 4.91m)
Double glazed window to front and rear. Oak engineered flooring. Skirting boards. Two radiators. Fireplace with inset log burner. Under stairs storage cupboard. Doorway to kitchen.

Kitchen (12' 2" x 8' 0") or (3.70m x 2.43m)
Vinyl floor. Matching wall and base units. Solid wood work surfaces. Stainless steel sink and a half with drainer and chrome mixer tap. Integrated double electric oven. Four point gas burner hob. Extractor hood. Integrated slim line dish washer. Space and plumbing for washing machine, tumble dryer and fridge freezer. Vertical radiator. Composite door opens out to back garden.

Landing
Double glazed window to side. Carpet. Skirting boards . Access to the loft with pull down ladder. Airing cupboard housing the combi boiler. Doorways to all rooms on first floor.



Bedroom One (12' 0" x 9' 8") or (3.67m x 2.94m)
Double glazed window to front. Carpet. Skirting boards. Radiator.

Bedroom Two (11' 0" x 9' 8") or (3.36m x 2.94m)
Double glazed window to rear. Carpet. Skirting boards. Radiator.

Bedroom Three (7' 11" x 6' 6") or (2.42m x 1.97m)
Double glazed window to front. Carpet. Skirting boards. Radiator.

Bathroom (6' 6" x 6' 6") or (1.97m x 1.97m)
Double glaze window to rear. Laminate flooring. White panel bath with glass screen and chrome shower above. White wash basin with Chrome mixer tap vanity unit below. Low level WC with concealed system. Chrome ladder style heated towel rail.



Garden
Fully landscaped split level garden. Patio areas and artificial grass. French drainage. Raised flower borders. Fully fenced. Wooden shed. Access to garage and driveway.

Garage (16' 5" x 8' 2") or (5.01m x 2.49m)
Single garage. Up and over door. Power and lighting.

Other
Southampton City Council Tax Band B £1852.56 2026/27 charges.
Vendors position: Need to find.



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.