



184 Spring Road, Sholing, Southampton, SO19 2QG
£325,000

WHITE & GUARD

184 Spring Road

Sholing, Southampton

INTRODUCTION

Situated in the popular location of Sholing, this three bedroom semi-detached house is finished to an excellent standard. Accommodation briefly comprises an entrance hall, a kitchen/diner and a lounge, whilst on the first floor there are three good sized bedrooms and a family bathroom. This property boasts one of the most substantial gardens amongst others of its size, offering ample space for potential extensions.

LOCATION

The property benefits from being within catchment for both Sholing Infant and Junior School and close to Oasis Academy Secondary School (as per Southampton.gov.uk catchment checker). Close to Bitterne and its thriving centre with a train station. Southampton's city centre with its broad range of shops including WestQuay shopping centre, its bars, restaurants, cinemas, amenities and mainline railway station is within easy reach. Southampton Airport is around twenty minutes away and all main motorway access routes are also close by, including M27 links east and west bound via M3 to M25 and via A3 to London.

AGENTS NOTE

The property is a historic peppercorn leasehold, meaning that there are no charges needing to be paid. Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold - Peppercorn Lease
- Southampton City Council - Band C
- EPC - Grade C





INSIDE

Entering via the front door directly into the entrance hall, is laid to laminate flooring, there are carpeted stairs leading to the first floor and a radiator to one wall. There is access to all further living accommodation.

The lounge has a double glazed bay window to the front aspect, laid to carpeted flooring, a TV point, a fire place, complete with a log burner and a radiator to one wall.

The kitchen/diner has a double glazed window and double glazed French doors to the rear aspect, laid to laminate flooring and tiled splashback to principal areas and the ceiling has spot lights. There is a range of wall and base units with work surfaces over, a butler style ceramic sink, a five ring gas cook master with an extractor over, an electric oven and grill, along with space for a dishwasher, a fridge/freezer and a washing machine.

The landing is laid to carpeted flooring and has access to the loft hatch.

The master bedroom has a double glazed window to the front aspect, laid to carpeted flooring, double built in wardrobes and a radiator to one wall.

Bedroom two has a double glazed window to the rear aspect, laid to carpeted flooring and a radiator to one wall.

Bedroom three has a double glazed window to the rear aspect, laid to carpeted flooring and a radiator to one wall.

The family bathroom has an obscured double glazed window to the front aspect, laid to laminate wood effect flooring and part tiled walls, with tiled splash back. The bathroom itself has a bath with a rain and a hand held shower over, a wash hand basin, a WC, a mirrored vanity unit and a heated towel rail to one wall.

OUTSIDE

To the front of the property, a driveway with parking for multiple vehicles. There is an area of lawn and a wall enclosing the garden. This property benefits from having an extensive rear garden, which is mainly laid to lawn but is split between a patio area and an allotment style garden to rear. Additional benefits include a garage, a shed and an outside tap.



SERVICES

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

Fibre Broadband is available with download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

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Disclaimer
These particulars are not to form part of a Sale Contract owing to the possibility of 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.

