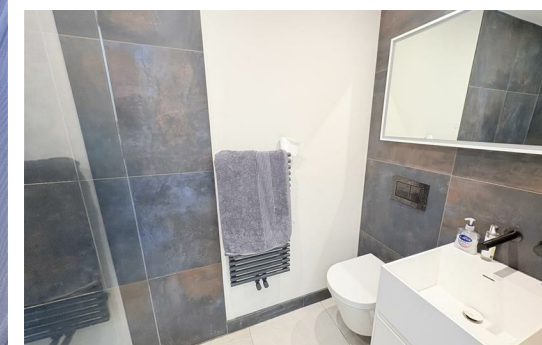
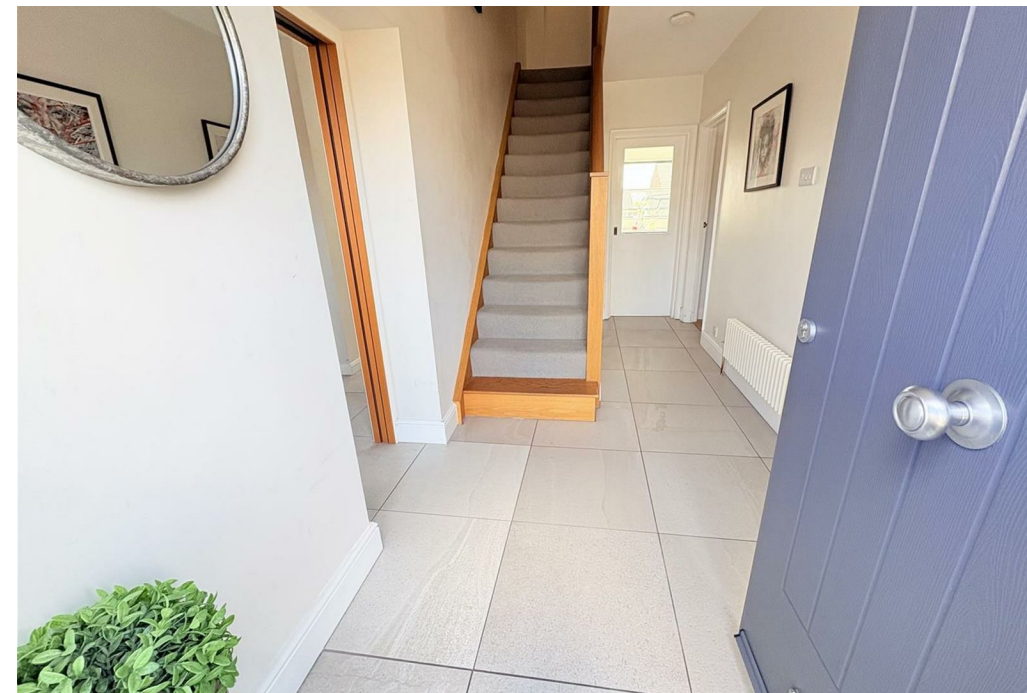




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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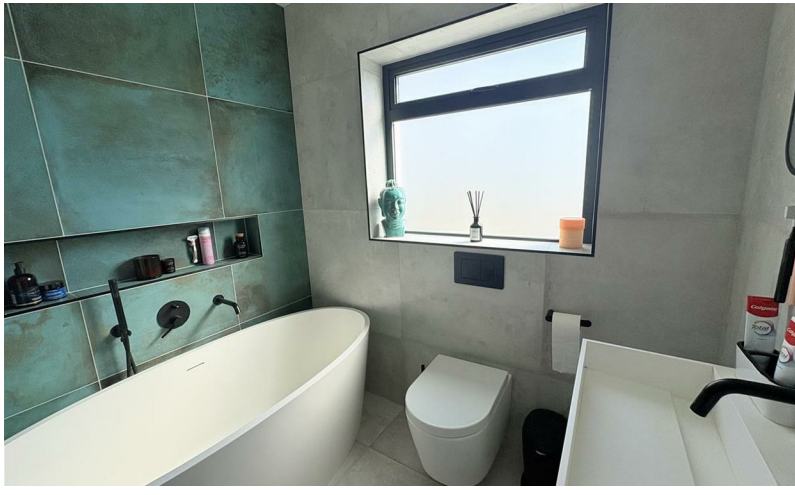
Bursledon

02380 010440

**110A Kathleen Road  
Sholing  
Southampton  
SO19 8LN**

£400,000  
Freehold

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This EXTENDED three bedroom detached property has been fully refurbished by the current owners. The accommodation on the ground floor consists of a spacious entrance hallway, lounge to the front, kitchen/diner with bi-folding doors into the rear garden, a downstairs shower room, study and a dining room/gym. The first floor offers three well proportioned bedrooms and a refitted family bathroom.

Outside the rear garden is laid to lawn and large Indian Sandstone patio which leads to a 22ft workshop. This property is very well presented throughout and would be an ideal family home for any potential purchaser. Please call Chambers Sales and Lettings on 02380 010440 to arrange a viewing and avoid missing out.

**Entrance Hallway**  
Accessed via a composite front door, stairs to first floor with glass and Oak ballustrade, ceramic tiled floor, radiator.

**First Floor Landing**  
Access to loft via void, continuation of Glass and Oak ballustrade, doors to three bedrooms and family bathroom.

**Lounge**  
14'10" x 12'5" (4.54 x 3.80)  
Double glazed window to front elevation, feature Oak Herringbone flooring, chimney breast for fire, radiator.

**Master bedroom**  
14'9" x 12'4" (4.50 x 3.78)  
Double glazed window to front elevation, built in double wardrobe, radiator.

**Kitchen/Diner**  
19'1" x 9'6" (5.82 x 2.92)  
Refitted with a comprehensive range of wall and base cupboard/drawer units with Quartz work surfaces over, inset sink unit with filtered mixer tap, integrated appliances including electric oven with AEG Induction hob over, built in slimline dishwasher, fridge/freezer and washer/dryer, breakfast bar area, space for dining table and chairs, Bi folding doors opening onto garden, feature Oak beam to smooth skimmed ceiling, underfloor heating.

**Bedroom Two**  
11'8" x 9'6" (3.58 x 2.92)  
Double glazed window to rear elevation, wood laminate flooring, radiator.

**Bedroom Three**  
7'4" x 6'2" (2.26 x 1.88)  
Double glazed window to front elevation, LVT Herringbone flooring, radiator.

**Downstairs shower room**  
Fitted with a fully tiled walk in shower area, wall hung WC, vanity sink unit, inset spotlights to ceiling, extractor fan, radiator.

**Family Bathroom**  
Double glazed window to rear elevation, refitted with a white suite comprising of a bath tub with recessed display shelves above, wall hung vanity sink unit, concealed WC, black radiator, inset spotlights to smooth skimmed ceiling, illuminated mirror, fully tiled walls, ceramic tiled floor.

**Study**  
8'7" x 6'9" (2.64 x 2.06)  
Accessed via a 'pocket' door, double glazed window to front elevation, ceramic tiled floor, further access to hallway with skylight to roof leading to shower room and dining room/Gym.

**Rear Garden**  
Area immediatly behind house laid to Indian Sandstone patio, futher area laid to lawn, fully fence enclosed with side access gate, outside tap, access to workshop and gate leading to enclosed compost area.

**Dining Room/Gym**  
17'3" x 6'9" (5.26 x 2.06)  
Double glazed French doors to rear garden, feature glass lantern roof, cupboard housing combi boiler (replaced four years ago) smooth skimmed ceiling with inset spotlights, underfloor heating.

**Garage/Workshop**  
22'6" x 13'6" (6.87 x 4.12)  
A useful storage area constructed of concrete bricks under a pitched roof.

**Front Driveway**  
Laid to hardstanding for parking numerous vehicles, and an EV charger point

