



27 Vokes Close, Sholing - SO19 8BN
Offers Over £270,000

WHITE & GUARD

27 Vokes Close

Sholing, Southampton

INTRODUCTION

Situated in the highly popular location of Vokes close in Sholing, this three bedroom end of terrace house briefly comprises an entrance hall, a WC, a lounge, a dining room and a kitchen on the ground floor. The first floor benefits from three bedrooms and a fitted family bathroom. Additional benefits include off road parking to the front for multiple vehicles and a large enclosed rear garden.

LOCATION

The property benefits from being within catchment for Sholing Infant & 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.

- Tenure - Freehold
- Southampton City Council - Band C
- EPC - Grade D



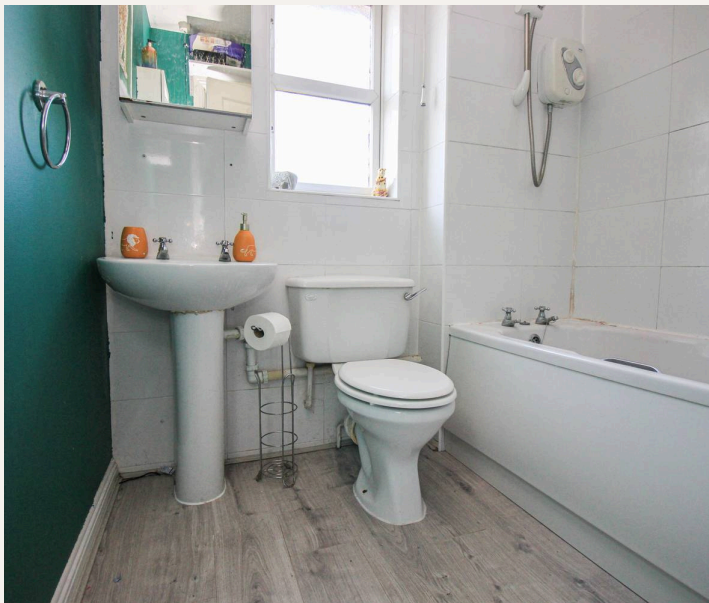


INSIDE

Entering via the double glazed front door into the entrance hall, laid to laminate flooring, a radiator to one wall, stairs leading to the first floor and access to all principal rooms. The WC has an obscure double glazed window to the side, laid to laminate flooring, a radiator to one wall, a WC and a wash hand basin. The lounge has a double glazed window to the front, laid to laminate flooring, a radiator to one wall, built in understairs storage and access opening to the dining room. The dining room has double glazed patio doors to the rear opening to the garden, laid to laminate flooring, a radiator to one wall and access opening into the kitchen. The kitchen has a double glazed door and window to the rear opening to the garden, laid to laminate flooring, a range of wall and base units with rolltop worktops and a stainless steel sink. Integrated appliances include an oven and hob with an extractor over, a washing machine, dishwasher and fridge freezer. The first floor landing has a double glazed window to the side, laid to laminate flooring, a loft hatch, an airing cupboard and access to all principal rooms. Bedroom one has a double glazed window to the front, laid to laminate flooring and a radiator to one wall. Bedroom two has a double glazed window to the rear, laid to laminate flooring, a radiator to one wall and a built in wardrobe. Bedroom three has a double glazed window to the front, laid to laminate flooring, a radiator to one wall and a built in storage cupboard. The bathroom has an obscure double glazed window to the rear, laid to vinyl flooring, a radiator to one wall, a panel enclosed bath with a shower over, a WC and a wash hand basin.

OUTSIDE

To the front of the property, a hard standing driveway provides off road parking for multiple vehicles. To one side a wooden gate provides access to the rear garden. The rear garden is landscaped with decking and steps leading down to a shingle area, the garden wraps around to one side. The garden offers excellent potential to create an outstanding outside space.



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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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 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.

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