

Bitterne
023 8042 2600



34 Grainger Gardens, Sholing, Southampton, Hampshire, SO19 0SD
£260,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Grainger Gardens! This two-bedroom terraced home is the PERFECT FIRST TIME BUY and should not be missed! Beautifully maintained and presented by our clients, the property sits in a popular Sholing cul-de-sac boasting off-road parking and rear access. Step inside into the entrance hallway, taking you through to the lounge flooded with natural light from the front aspect. The kitchen is tastefully designed, offering fitted white gloss units, a breakfast bar, integral oven as well as allocated space for a washing machine and tumble dryer. To the rear is an extended dining room with a gorgeous wide skylight window and double doors leading onto the low-maintenance rear garden. Upstairs continues to impress with two spacious bedrooms and a gorgeous bathroom suite with curved bathtub and heated towel rail!

Call us NOW to book your viewing!

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Approach:

Dropped kerb providing off-road parking.

Entrance Hall:

Smooth ceiling, stairs rising to first floor, electric radiator, door to:

Lounge

15' 5" (4.70m) x 10' 8" (3.25m)::

Smooth ceiling, double glazed window to front, storage cupboard, electric radiator, door to:

Kitchen

8' 9" (2.67m) x 13' 11" (4.24m)::

Smooth and coved ceiling, a range of wall, base and drawer units with work surface over, bowl and a half sink and drainer inset, built-in oven and hob with extractor over, space for appliances, electric radiator, opening to:

Dining Room

6' 5" (1.96m) x 13' 6" (4.11m)::

Smooth ceiling, velux window, double glazed French doors to rear leading into garden.

Landing:

Smooth ceiling, hatch providing access to loft space, cupboard housing water tank, doors to:

Master Bedroom

12' (3.66m) x 11' (3.35m)::

Smooth and coved ceiling, double glazed window to front, electric radiator, built-in cupboard.

Bedroom Two

12' 7" (3.84m) x 8' 3" (2.51m)::

Smooth and coved ceiling, double glazed window to rear, electric radiator.

Bathroom :

Smooth ceiling with inset spotlights, double glazed obscured window to rear, 'P'-shaped bath with mains fed shower over and additional rainfall shower, WC, wash hand basin, tiled walls, ladder towel rail.

Garden:

Fence enclosed rear garden, artificial lawn, shed, pedestrian rear access.

Services

Mains water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band

Band B

Sellers Position

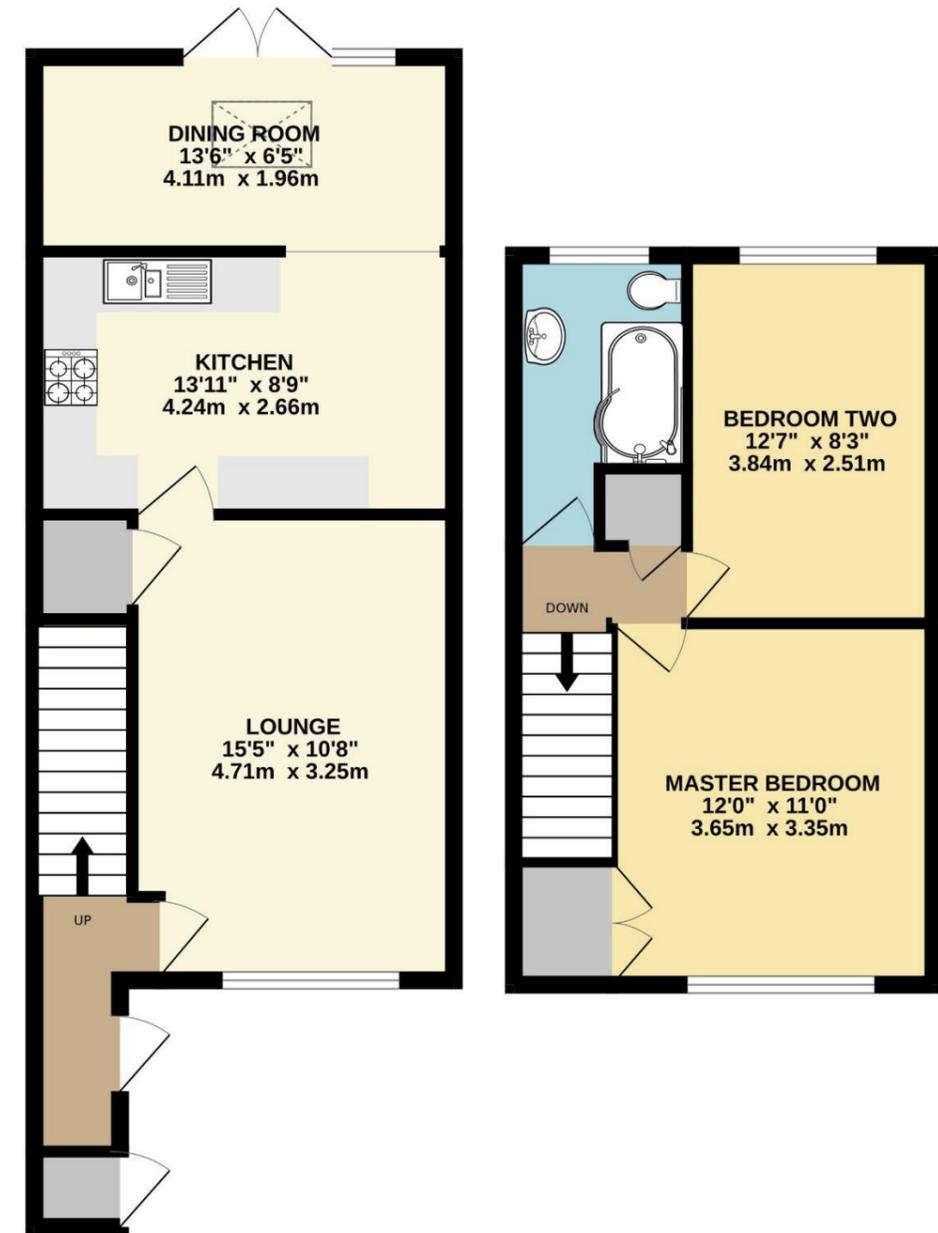
Buying On

Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

GROUND FLOOR

1ST FLOOR



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 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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Bitterne

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Bitterne
SO19 7RD

023 8042 2600

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391 Shirley Road
Shirley
SO15 3JD

023 8078 0787

Woolston

24 Portsmouth Road
Woolston
SO19 9AB

023 8039 3255

Auction Department

62 High Street
West End
SO30 3DT

023 8047 4274

Lettings & Block Management

2-4 New Road
Southampton
SO14 0AA

023 8071 0402

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We can offer mortgage advice

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.

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