



140 The Grove, Sholing, Southampton, SO19 9LU

Guide Price £300,000 - £325,000

WHITE & GUARD

INTRODUCTION

Situated in the highly sought-after area of Sholing, this well-presented three-bedroom semi-detached bungalow is offered to the market with no forward chain. The accommodation briefly comprises an entrance hall, shower room, kitchen, lounge, conservatory, and two bedrooms on the ground floor, with a further bedroom and en-suite shower room occupying the first floor. Additional benefits include off-road parking, a garage, and low-maintenance front and rear gardens.

LOCATION

The property falls within the catchment area for Valentine Primary School and is close to Oasis Academy Secondary School (as per Southampton.gov.uk catchment checker). Bitterne's thriving centre, with its shops and train station, is nearby, while Southampton city centre—with WestQuay shopping centre, bars, restaurants, cinemas, and mainline railway station—is easily accessible. Southampton Airport is approximately twenty minutes away, and excellent motorway links are close by, including the M27 (east and westbound), M3 to the M25, and A3 routes to London.

OUTSIDE

To the front of the property, a hard-standing driveway provides off-road parking for multiple vehicles and leads to the garage, which benefits from power and lighting. The front garden is mainly laid to lawn with mature planted borders.

The enclosed rear garden features a hard-standing patio area leading from the property, opening onto a lawned section extending to the rear of the garden. Flowerbed borders add colour and character, while a wooden shed provides useful outdoor storage and benefits with power and lighting. The garden is enclosed by wooden fencing.

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





INSIDE

Entering through the composite front door, you are welcomed into the entrance hall featuring laminate flooring, a radiator to one wall, stairs rising to the first floor, a built-in storage cupboard, and access to all principal rooms.

The kitchen enjoys a double-glazed rear aspect window and is fitted with vinyl flooring, a range of wall and base units with roll-top work surfaces, and a stainless steel sink. Integrated appliances include a fridge, dishwasher, washing machine, oven, microwave oven, and induction hob.

The shower room features an obscure double-glazed side aspect window, vinyl flooring, radiator, shower cubicle, WC, and wash hand basin.

Bedroom one benefits from a double-glazed front aspect window, carpeted flooring, radiator to one wall, and a built-in wardrobe.

Bedroom two also features a double-glazed front aspect window, carpeted flooring, and a radiator to one wall.

The lounge provides a comfortable living space with carpeted flooring, a gas fire with marble surround and hearth, radiator to one wall, understairs storage cupboard, and double-glazed sliding doors opening into the conservatory.

The conservatory enjoys double-glazed windows to the side, tiled flooring, and sliding doors opening onto the rear garden.

The first-floor landing offers carpeted flooring, access to eaves storage, and entry into bedroom three.

Bedroom three features a double-glazed side aspect window, two radiators, a built-in wardrobe, and access to the en-suite shower room.

The en-suite shower room is fitted with vinyl flooring, tiled walls, shower cubicle, WC, and wash hand basin.



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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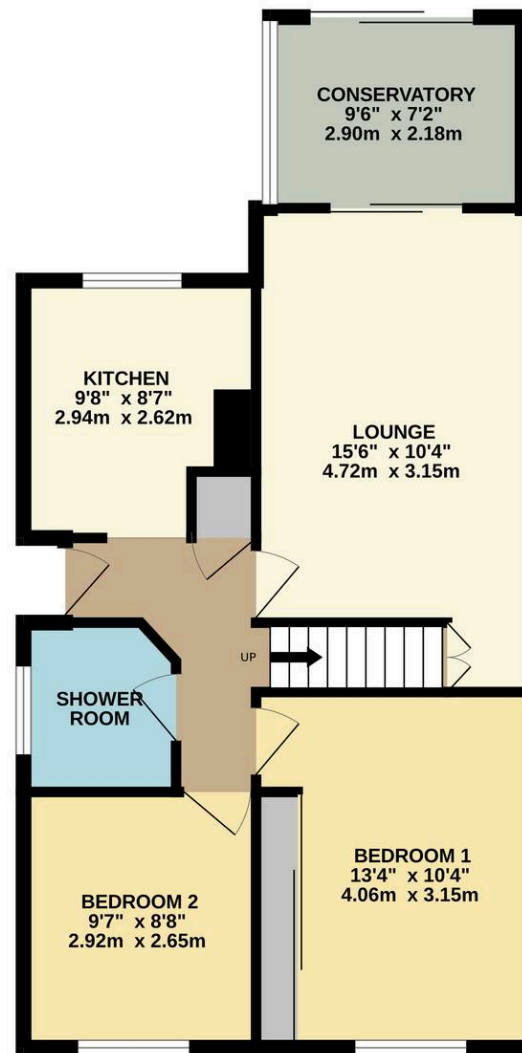
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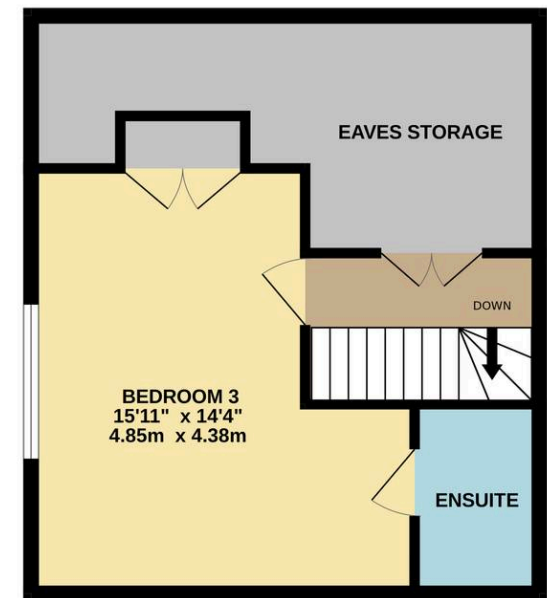
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GROUND FLOOR



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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