

fieldpalmer
ESTATE AGENTS

Bitterne
023 8042 2600



35 Pinegrove Road, Sholing, Southampton, Hampshire, SO19 2PD

£320,000 Leasehold

Draft Details Awaiting Vendor Approval

Welcome to Pinegrove Road! Introducing this three-bedroom semi-detached home situated in the ever sought after location of Sholing. Having undergone extensive aspects of modernisation, this property is ideal for families and is sold with NO FORWARD CHAIN! The approach boasts off-road parking leading you down wide access to the main front floor and rear access. There is a main entrance hallway, a separate lounge with a bay window to the front aspect. Dining room leading through to the kitchen which has the potential to create a sociable open kitchen dining space (subject to building regulations). Completing the ground floor is a modern fitted fully tiled shower room. Upstairs continues to impress, showcasing all three bedrooms and a modern white bathroom suite. The garden is this home's biggest selling point, landscaped with patio and lawn, as well as boasting a outbuilding previously used for a hot-tub. This space would be the ideal entertaining space!

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Further benefits to appreciate include, fresh rendering to the rear, UPVC double-glazed windows and serviced gas central heating!

Call us NOW on 02380422600 to book your viewing!

Approach:

Dropped kerb providing off-road parking.

Entrance Hall:

Smooth ceiling, stairs rising to first floor with storage under, radiator, door to:

Lounge

13' 6" (4.11m) into bay reducing to 11'3" (3.43m) x 14' 3" (4.34m)::
Smooth and coved ceiling, double glazed bay window to front, radiator.

Dining Room

11' 2" (3.40m) x 14' 5" (4.39m)::
Smooth ceiling, double glazed window to side and rear, radiator, door to:

Kitchen

10' 5" (3.17m) x 10' (3.05m)::
Smooth ceiling, double glazed window to side, double glazed door to side, a range of wall, base and drawer units with work surface over, sink and drainer inset, space for appliances, wall-mounted boiler, radiator, door to:

Shower Room:

Double glazed obscured window to side and rear, walk-in shower with mains fed shower over, WC, wash hand basin, radiator.

Landing:

Smooth ceiling, double glazed window to side, door to:

Master Bedroom

11' 2" (3.40m) x 10' 2" (3.10m)::
Textured and coved ceiling, double glazed window to front and side, picture rail, radiator.

Bedroom Two

11' 1" (3.38m) x 10' 1" (3.07m)::
Smooth ceiling, double glazed window to side, built-in storage cupboard, radiator, door to:

Bedroom Three

10' 5" (3.17m) x 10' (3.05m)::
Smooth and coved ceiling, double glazed window to side, radiator.

Bathroom :

Textured and coved ceiling, double glazed window to front, picture rail, corner bath, WC, wash hand basin, ladder towel rail.

Garden:

Fence enclosed rear garden, artificial lawn, two storage sheds, side access.

Garden Room:

Double glazed windows to rear and sides, double glazed door to rear, double glazed door to side.

We are advised by the vendor the lease details are as follows:

Lease length: Part of a 999 year lease
Service Charge: £1896 per year
Ground rent: peppercorn

Services

Mains gas, 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 C

Sellers Position

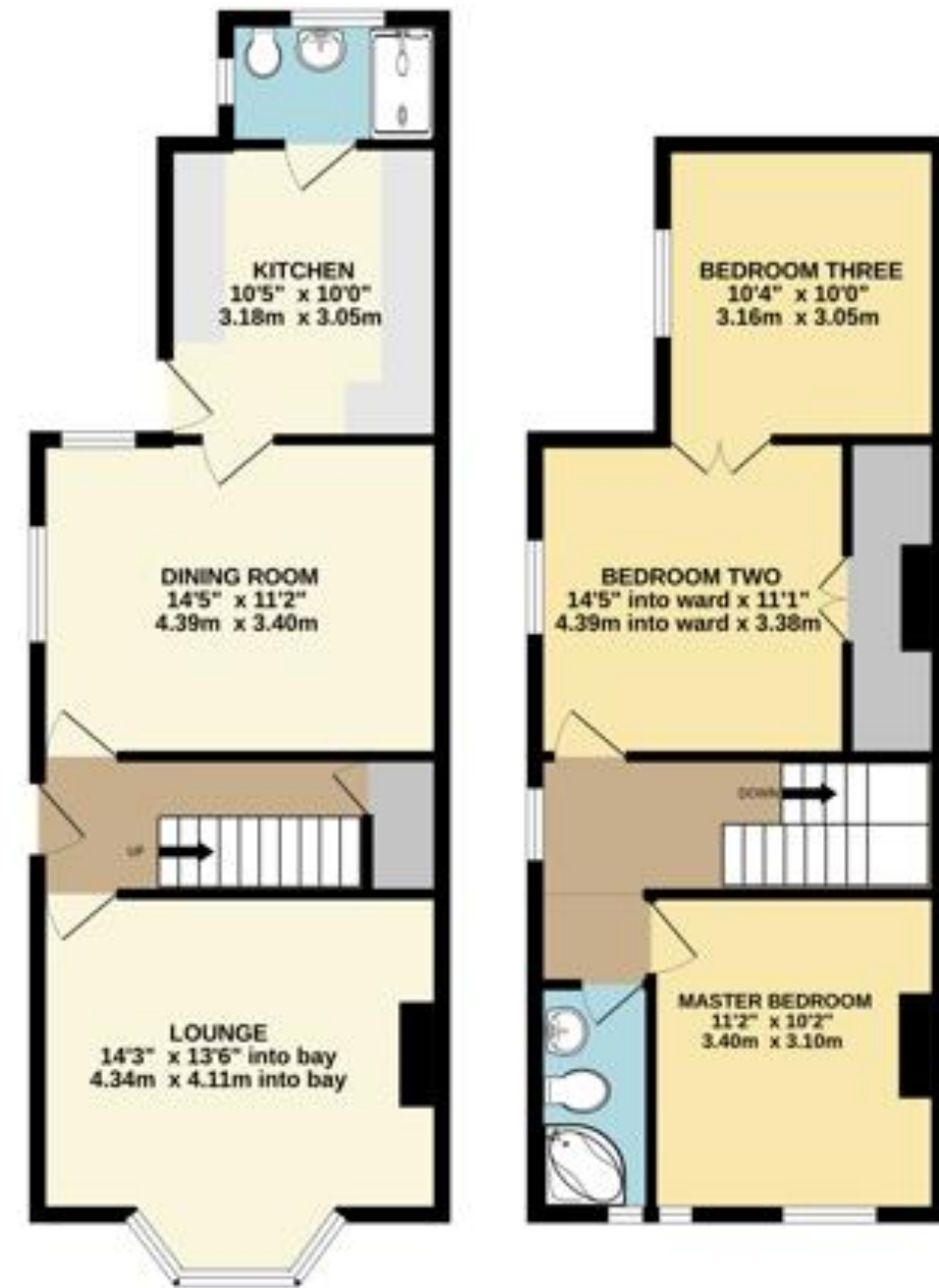
No Forward Chain

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 floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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

249 Peartree Avenue
Bitterne
SO19 7RD

023 8042 2600

Shirley

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

Do you need an Energy Performance Certificate?

Field Palmer are able to offer EPC services across Hampshire and the south of England.

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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