



13 Landseer Road, Sholing, Southampton, SO19 1EF

Offers Over £240,000

WHITE & GUARD

13 Landseer Road

Sholing, Southampton

INTRODUCTION

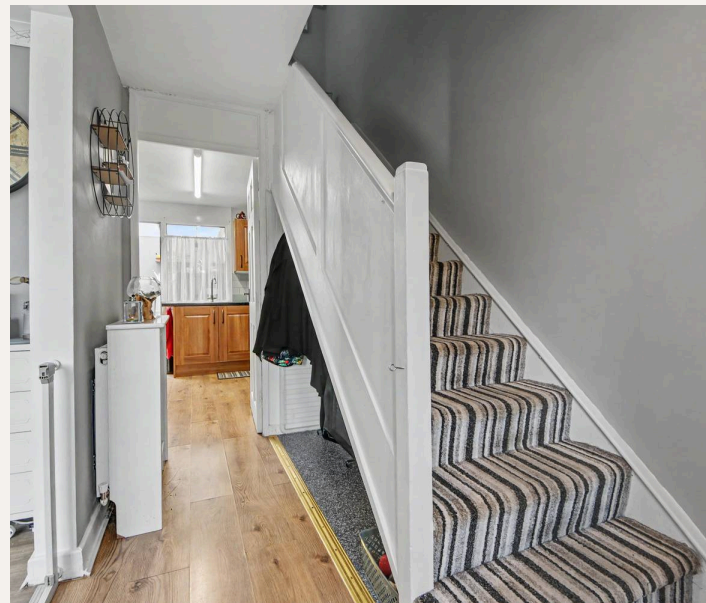
Located in the ever-popular area of Sholing, this well-presented three-bedroom mid-terrace home offers spacious accommodation throughout.

The property briefly comprises an entrance hall, lounge, fitted kitchen, dining room, and utility room on the ground floor. The first floor benefits from two double bedrooms, a single bedroom, and a family bathroom. Externally, the property enjoys low-maintenance front and rear gardens.

LOCATION

The property benefits from being within catchment for Valentine Primary School and close to Oasis Academy Secondary School (as per southampton.gov.uk catchment checker). Close to Bitterne and its thriving centre with train station. Southampton's city centre with its broad range of shops including WestQuay shopping centre, its array of bars, restaurants, cinemas, amenities, and mainline railway station is within easy reach. Southampton Airport is also around twenty minutes away. All main motorway access routes are also close by via M27 links east and west bound including M3 to M25 and A3 to London

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

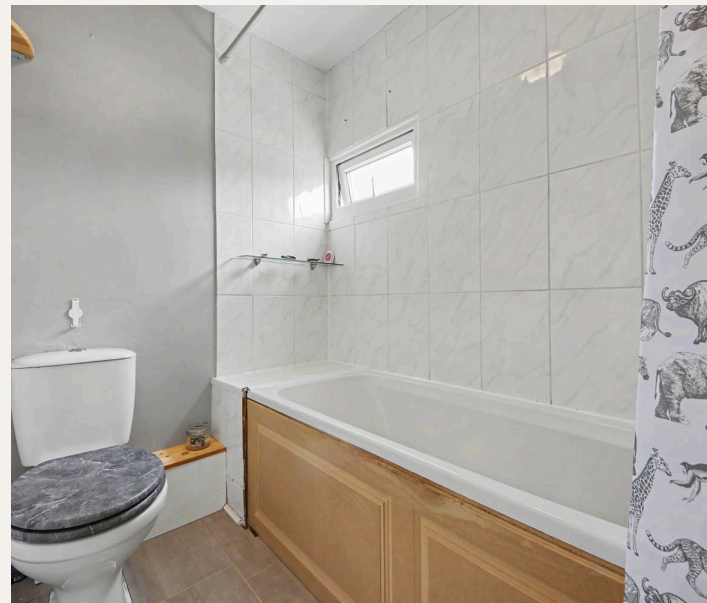




INSIDE

Entering via the UPVC double-glazed front door, the entrance hall features laminate flooring, a radiator, stairs rising to the first floor, and access to both the lounge and kitchen. The lounge benefits from a double-glazed window to the front, laminate flooring, and a radiator, creating a comfortable living space. The fitted kitchen has a double-glazed window and door to the rear providing access to the utility room. The kitchen offers a range of wall and base units with roll-top work surfaces, a stainless steel sink, and space for a cooker and fridge freezer. Accessed from the kitchen, the dining room enjoys a double-glazed window overlooking the rear garden, laminate flooring, and a radiator, providing an ideal space for family meals and entertaining. The utility room benefits from a double-glazed window and door to the side opening onto the garden, with space and plumbing for a washing machine and additional white goods.

The first-floor landing features carpeted flooring, a radiator, loft hatch, built-in storage cupboard, and access to all principal rooms. Bedroom one has a double-glazed window to the rear, carpeted flooring, and a radiator. Bedroom two benefits from a double-glazed window to the front, carpeted flooring, and a radiator. Bedroom three features a double-glazed window to the front, carpeted flooring, radiator, and a built-in storage cupboard. The family bathroom is fitted with an obscure double-glazed window to the rear, laminate flooring, radiator, panel-enclosed bath with shower over, WC, and wash hand basin.



OUTSIDE

To the front of the property, the garden is mainly laid to lawn with a hardstanding pathway leading to the front door.

The rear garden has been thoughtfully landscaped for low maintenance and features a hardstanding patio directly from the rear of the property, raised decking to one side, a useful brick-built storage shed, and rear access via a wooden gate.

Residents benefit from parking in the car park to the rear of the property.

SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Copper Broadband Up to 1 Mbps upload speed Up to 21 Mbps download speed. This is based on information provided by Openreach.

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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.

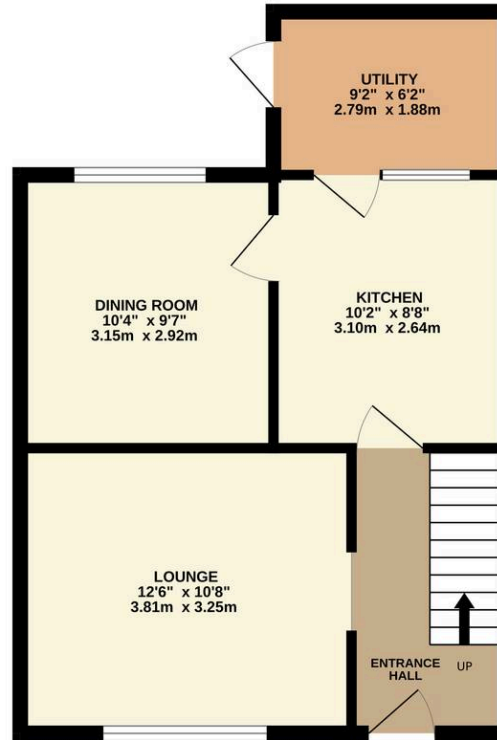
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These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels 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.

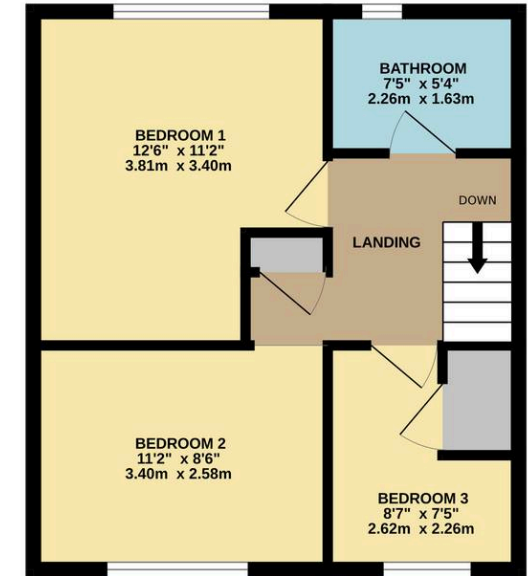
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GROUND FLOOR



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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