



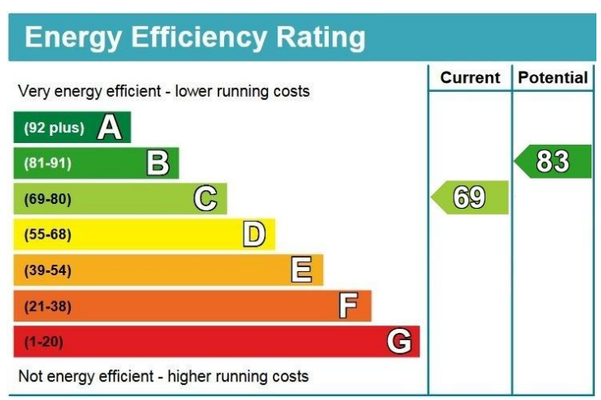












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ESTATE AGENTS

Bitterne
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114 Sholing Road, Southampton, Hampshire, SO19 2EH

Offers Over £250,000 Freehold

GUIDE PRICE £250,000-£275,000! Welcome to Sholing Road! Showcasing this gorgeous two bedroom EXTENDED terraced home located within the prime Itchen location! This property has been well and truly loved by the client and has been maintained and presented to a high standard throughout their ownership. Step inside into a warm and inviting entrance hallway with exposed original floorboards, contrasting through to the front reception room, which offers stunning views over the local veracity. Sweeping the rear width of ground floor is the lounge diner complementing a log burner which proves a huge benefit to keeping the heating costs down over the winter months. A single story extension to the rear aspect offers a modern fitted "high gloss" kitchen including an integral slimline dishwasher, fridge freezer and oven! Upstairs continues to impress with two spacious bedrooms and a stunning refurbished bathroom suite which in our opinion is the true star of this home.

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Approach
Driveway providing off road parking.

Entrance Hall:
Textured ceiling, double glazed front door, stairs rising to first floor, doors leading to:

Lounge
10' 9" (3.28m) x 9' 1" (2.77m)::
Textured ceiling, double glazed window to front, exposed brick fireplace with log burner and mantle piece, wood flooring, radiator.

Dining Room
10' 11" (3.33m) x 16' 5" (5.00m):
Textured ceiling, double glazed window to rear, radiator, door to:

Kitchen
8' 1" (2.46m) x 8' 3" (2.51m):
Textured ceiling, double glazed window to side, double glazed door to side opening onto garden, a range of matching white gloss wall and base drawer units with roll edged work surface over, stainless steel sink and drainer inset, integrated oven with hob and extractor over, tiled splash-backs, space for washing machine and fridge freezer, integral slimline dishwasher.

Landing :
Textured ceiling, hatch providing access to loft space, doors to:

Master Bedroom
9' 11" (3.02m) x 13' 4" (4.06m):
Smooth ceiling, two double glazed windows to front, wood flooring.

Bedroom Two
10' 2" (3.10m) x 7' 10" (2.39m)::
Textured ceiling, double glazed window to rear overlooking garden, cupboard housing Worcester boiler.

Bathroom :
Smooth ceiling, obscured double glazed window to rear, a white three-piece suite comprising: low level WC, wash hand basin and panel enclosed bath with shower over, exposed brick fireplace.

Garden:
Fence and wall enclosed rear garden, decked seating area with shingled surround, pathway to rear leading to gated rear access, a variety of mature shrubs and hedges, shed.

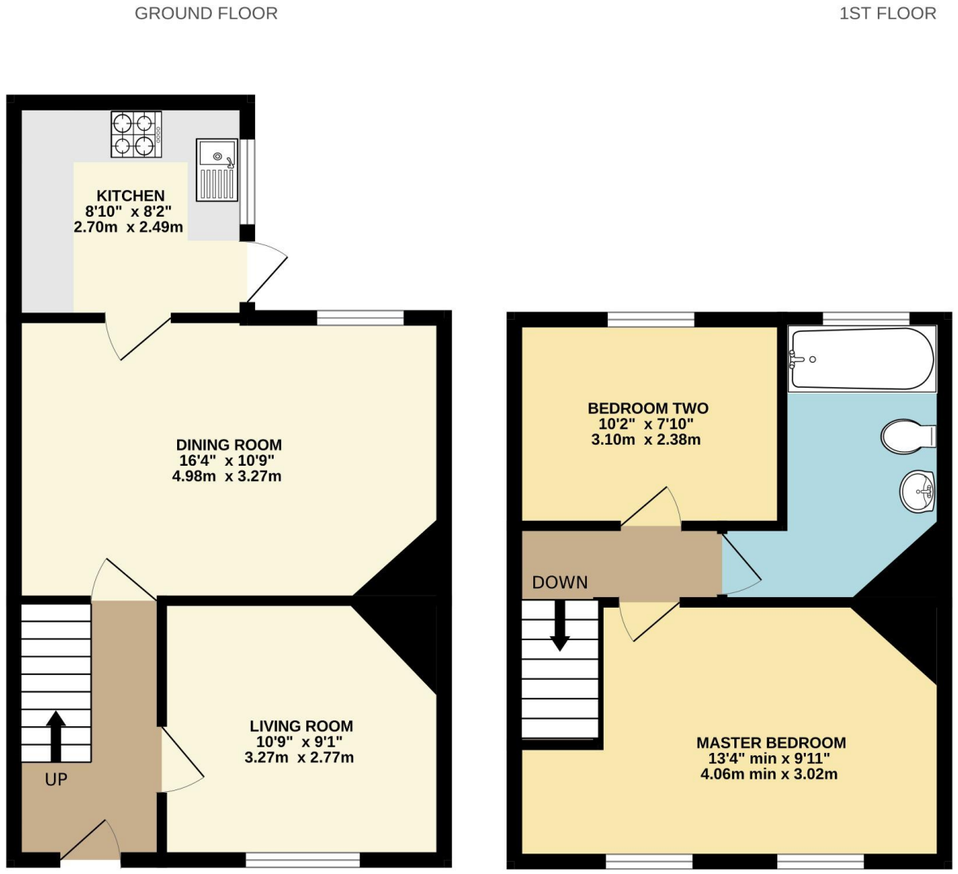
Services
Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band
Band 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.

Property Reference
FP100/041126/OM/D1



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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62 High Street
West End
SO30 3DT
023 8047 4274

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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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