



220 Kathleen Road, Sholing, Southampton, Hampshire, SO19 8GY

Offers Over £325,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Kathleen Road! This property has been beautifully extended to the side and the rear, which has created an enviable ground floor interior. You are welcomed by an entrance hall with doors leading to the primary rooms. The lounge is positioned at the front of the property with a large bay window, flooding the room with natural light. The central shaker-style kitchen has been opened into the dining room, which, in turn, opens into the extended family room – this is a fantastic sociable space enjoying views down the incredible rear garden. There is also a handy utility room with space for all the necessary appliances. Upstairs boasts three bedrooms, two with fitted storage. There is a family bathroom enjoying a dual aspect. The rear garden of this home should not be missed! It is much larger than the average garden in the area and has been cleverly arranged, maximising the space and providing a number of areas to enjoy and unwind...



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Approach
Driveway providing off-road parking, garden to side.

Entrance Hall:
Coved and textured ceiling, stairs rising to first floor with storage under, radiator, Oak veneer flooring, door to:

Lounge
11' 5" (3.48m) into bay x 9' 4" (2.84m)::
Coved and textured ceiling, UPVC double glazed bay window to front, radiator.

Kitchen/Diner
11' 9" (3.58m) reducing to 9'11" (3.02m) x 16' 8" (5.08m) max::
Coved and textured ceiling, UPVC double glazed window to side, shaker-style wall, base and drawer units with work surface over, sink inset, built-in oven with gas hob over, tiled splashbacks, opening to:

Family Room
9' 8" (2.95m) x 14' 5" (4.39m)::
Coved and textured ceiling, UPVC double glazed French doors opening onto garden, radiator.

Utility Room
15' 3" (4.65m) x 4' 11" (1.50m)::
Coved and textured ceiling, UPVC double glazed door to rear, space for fridge/freezer and appliances, base and drawer units, stainless steel sink with drainer inset, radiator, Oak veneer flooring.

Landing:
Coved and textured ceiling, hatch providing access to loft space, UPVC double glazed window to side, doors to:

Master Bedroom
11' 11" (3.63m) x 9' 5" (2.87m)::
Coved and textured ceiling, UPVC double glazed window to rear overlooking garden, two fitted wardrobes, radiator.

Bedroom Two
11' 3" (3.43m) into bay x 9' 5" (2.87m)::
Smooth and coved ceiling, UPVC double glazed bay window to front, two fitted double wardrobes, radiator.

Bedroom Three
5' 3" (1.60m) x 6' 7" (2.01m)::
Coved and textured ceiling, UPVC double glazed window to front, radiator.

Bathroom :
Coved and textured ceiling, UPVC double glazed obscured window to side and rear, WC, wash hand basin and 'L'-shaped bath with shower screen and mains fed shower, tiled walls, radiator.

Garden:
Fence enclosed rear garden, landscaped patio to lawn with shrub borders, workshop with power and light connected, green house, side access.

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.



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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