

**KINGS**  
ESTATES

GUIDE PRICE  
**£350,000**

Grosvenor Mews, Southampton, SO17 1PL **Freehold**





# Welcome to

## Grosvenor Mews

### MAIN DESCRIPTION

Positioned within a quiet cul-de-sac in a sought-after residential area of Southampton, this well-maintained mid-terraced home offers spacious and versatile living across two floors. The property is in good overall condition and provides excellent potential for families, couples, or investors alike.

Internally, the accommodation comprises a welcoming entrance hall with a double glazed door to the front, radiator, and a convenient under-stairs storage cupboard. To the rear, the spacious open-plan lounge diner features a double glazed window and patio doors to the rear garden, a radiator, and access to both telephone and television connection points. The kitchen overlooks the front of the property and is fitted with a range of wall and base units, an inset sink and drainer, plumbing and space for white goods, an electric hob and oven, and a cooker hood.

Also located on the ground floor is a practical downstairs WC, complete with a double glazed window to the front aspect, radiator, and a modern suite including a low-level WC and vanity-style wash basin.

Upstairs, the landing gives access to a generous airing cupboard and loft hatch. There are three well-proportioned bedrooms, each with double glazed windows to the rear and radiators, and all benefitting from built-in wardrobes. The main family bathroom is fitted with a panel-enclosed bath with overhead shower, low-level WC, vanity wash hand basin, extractor fan, and shelving. A double glazed window faces the front, and the bathroom also includes tiled splashbacks and a wall-mounted mirror.

Externally, the property benefits from a low-maintenance rear garden laid with concrete block paving and housing a

large storage shed. The front of the property includes a communal pathway with a small garden section. Parking is provided via a garage and additional space directly in front of the garage, with further on-street availability offering room for up to two vehicles.

The home is ideally located for access to local shops, schools, and public transport links, including direct routes to the city centre and surrounding areas.

### ACCOMMODATION

#### ENTRANCE HALL

8.52ft x 9.62ft

Double glazed door to front aspect, understairs storage, radiator.

#### LOUNGE / DINER

22.18ft x 11.58ft

Double glazed windows to front and rear aspect, open plan layout, two radiators, TV point, telephone point.

#### KITCHEN

10.19ft x 9.32ft

Double glazed door and window to rear aspect, fitted wall and base units, stainless steel sink and drainer, freestanding appliances, electric hob and oven, extractor hood, radiator.

#### DOWNSTAIRS WC

4.01ft x 4.84ft

Double glazed window to side aspect, WC, wash hand basin with vanity unit, radiator.

#### LANDING

10.04ft x 7.14ft

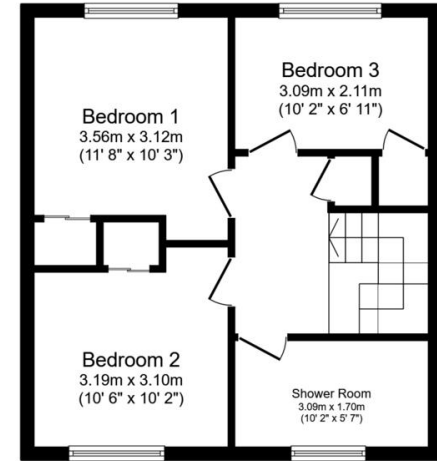
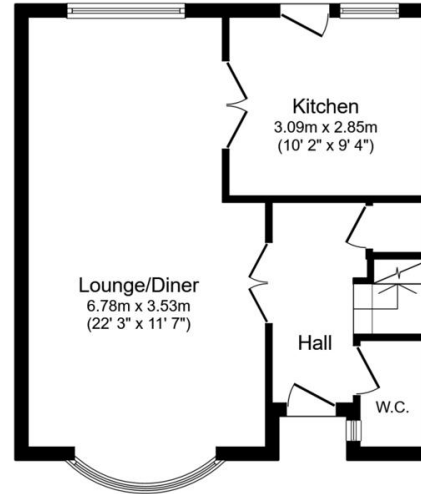
EPC Rating: **77C**

Council Tax Band:





## Floorplan



**Total floor area: 86.2 sq.m. (927 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Property Features

- SPACIOUS OPEN-PLAN LOUNGE DINER
- THREE DOUBLE BEDROOMS WITH BUILT-IN WARDROBES
- MODERN KITCHEN WITH ELECTRIC HOB AND OVEN
- DOWNSTAIRS WC WITH VANITY UNIT
- FULL FAMILY BATHROOM WITH OVERHEAD SHOWER
- LARGE AIRING CUPBOARD AND LOFT ACCESS
- LOW MAINTENANCE BLOCK-PAVED REAR GARDEN
- LARGE SHED FOR STORAGE OR WORKSHOP USE
- AGE AND OFF-ROAD PARKING FOR TWO CARS
- QUIET CUL-DE-SAC LOCATION WITH COMMUNAL PATHWAY



## Kings Estates

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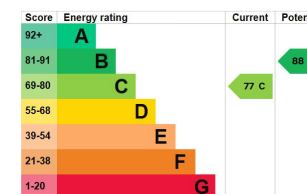
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