



CHARLES CARR

ESTATE AGENTS & VALUERS





Guide Price £240,000-£250,000

Bursledon Road,
Sholing,
Southampton,
Hampshire,
SO19 8ND

GUIDE PRICE FROM £240,000-£250,000

Charles Carr are delighted to announce to market this three bedroom semi-detached property set in the popular location of Sholing. The property comprises of: entrance hall, separate lounge, kitchen/diner, three bedrooms and family bathroom. The property also benefits from off road parking for multiple vehicles and an enclosed rear garden. Please contact for further details.

APPROACH

The property is accessed via a dropped kerb leading to a block paved driveway. Side access to rear garden. Entrance to property via a UPVC front door leading to:

ENTRANCE HALL

Benefits from a skimmed ceiling, laminate flooring downstairs storage cupboard with plumbing for washing machine. Doors provide access to all key rooms.

LOUNGE

11' 11" x 10' 6" (3.65m x 3.22m)

Benefits from a skimmed ceiling, laminate flooring, double glazed bay window to the front aspect, double wall mounted radiator, log burning fire.





KITCHEN/DINER

16' 11" x 12' 5" (5.18m x 3.81m)

Benefits from a skimmed ceiling, laminate flooring, double glazed door and window to the rear aspect, log burning fire. Featuring: a range of eye and base level units with complimentary work surfaces over, integrated oven with hob and extractor fan over, double wall mounted radiator, breakfast bar. Space for fridge freezer and dining table and chairs.

LANDING

Benefits from a skimmed ceiling, carpeted floor, double glazed window to the side aspect, loft access via a loft hatch. Doors provide access to all key rooms.

BATHROOM

6' 2" x 5' 10" (1.88m x 1.80m)

Benefits from a skimmed ceiling, tiled walls, tiled floor, double glazed obscure window to the rear aspect, wall mounted radiator. Three piece suite to include: low level WC, wash hand basin, panel enclosed bath with shower over.

MASTER BEDROOM

12' 4" x 10' 7" (3.76m x 3.24m)

Benefits from a skimmed ceiling, carpeted floor, wall mounted radiator, double glazed bay window to the front aspect.

BEDROOM 2

12' 5" x 10' 6" (3.81m x 3.22m)

Benefits from a skimmed ceiling, carpeted floor, double glazed window to the rear aspect, wall mounted radiator.

BEDROOM 3

7' 5" x 5' 11" (2.27m x 1.81m)

Benefits from a skimmed ceiling, carpeted floor, double glazed window to the front aspect, wall mounted radiator.

REAR GARDEN

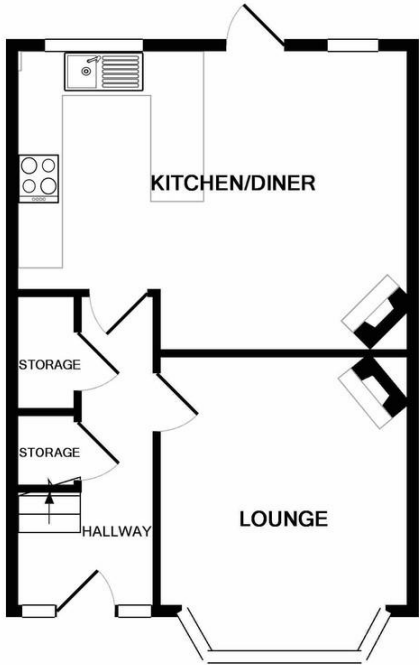
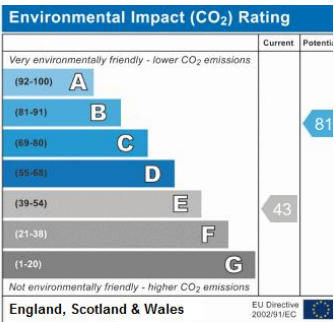
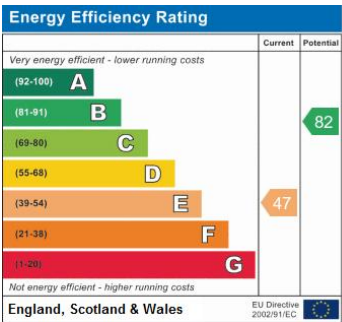
The garden is enclosed by wood panel fencing, predominantly block paved with lawn area. The rear of the garden provides access to three parking spaces via a pedestrian gate.



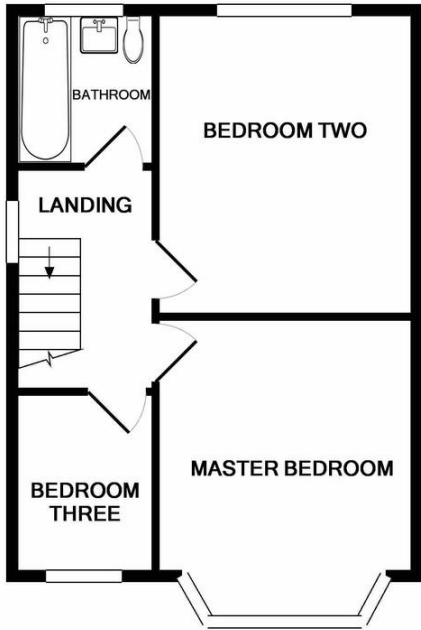
Tenure: Freehold

Council Tax Band: 'TBC'

Local Authority: Southampton City Council



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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