



Spring Road - £315,000

Stanford  
Est 2005



# 396 Spring Road, Sholing, Southampton, SO19 2PA

**Asking Price £315,000**

Stanford Estate Agents are delighted to offer for sale this lovely three bedroom, bay fronted, semi detached family home, ideally situated in this highly sought after location. This fantastic property offers spacious and versatile accommodation including a 27ft lounge/dining room, a stylish, modern fitted kitchen, an upstairs family bathroom, downstairs cloakroom/WC and a good sized secluded rear garden. This property would make a perfect family home and internal viewings are strongly recommended to avoid disappointment.

**Entrance Hall:**  
Stairs to first floor landing, double radiator, wood flooring, door to lounge/dining room.

**Cloakroom:**  
Low level WC with hand wash basin unit, tiled splashback, wood flooring.

**Lounge/Dining Room: (27'4" x 13'8")**  
Double glazed bay fronted window, double radiators, understairs storage cupboard, double glazed window to rear aspect.

**Kitchen/Dining Room: (12'4" x 8'8")**  
Double glazed windows to side and rear aspect, fitted with a stylish range of modern wall and base level units with oak squared edge worksurfaces, stainless steel sink and drainer with mixer tap, fitted double oven, fitted gas hob with stainless steel extractor hood over, space and plumbing for a washing machine and dishwasher, integrated fridge/freezer, part tiled walls, tiled flooring. double radiator, ceiling downlighters, door to rear aspect.

**First Floor Landing:**  
Doors to bedrooms and family bathroom.

**Bedroom One: (13'7" x 11'2")**  
Double glazed windows to front aspect, double radiator, ample space for wardrobes.

**Bedroom Two: (12'4" x 8'8")**  
Double glazed window to rear aspect, double radiator.

**Bedroom Three: (8'7" x 7'0")**  
Double glazed window to rear aspect, double radiator.

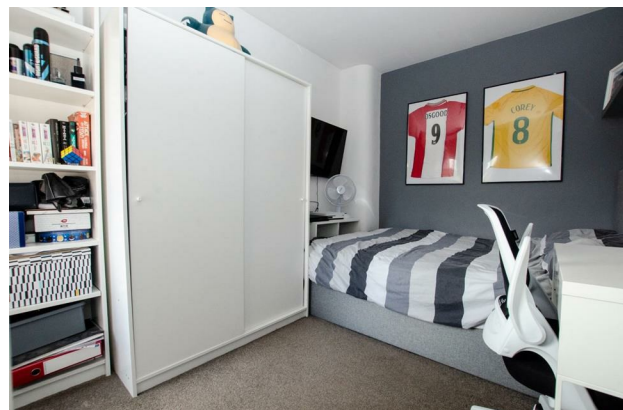
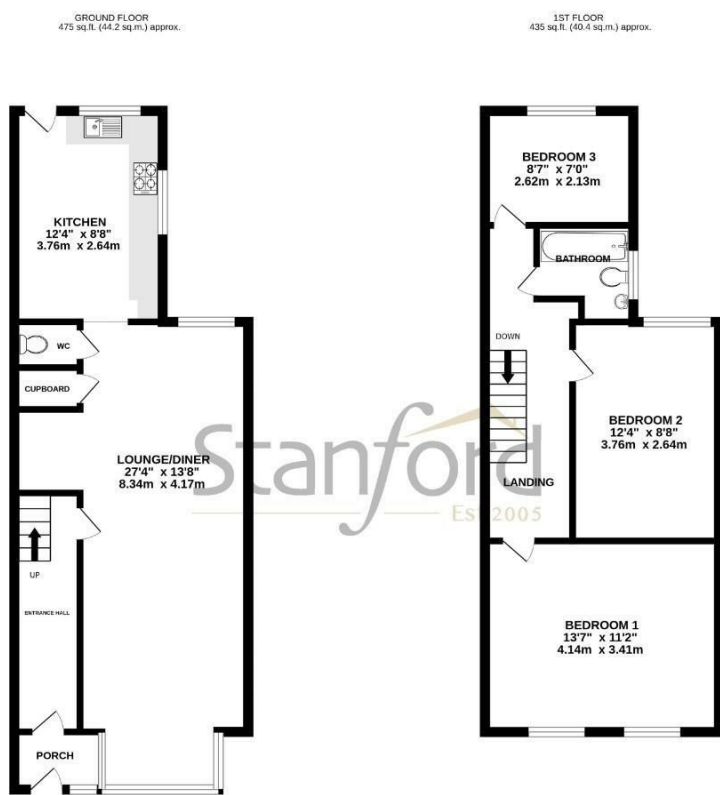
**Family Bathroom:**  
Obscure double glazed window to side aspect, suite comprising panel enclosed bath with shower over, glazed folding shower screen, pedestal wash hand basin, low level WC, tiled walls, chrome heated towel rail, ceiling downlighters.

**Front Garden:**  
Path leading to front door, side access gate, mature shrub borders providing a good degree of natural privacy,

off road parking with potential to create further parking.

**Rear Garden:**  
A well presented, good sized secluded garden, laid to artificial lawn with mature shrub borders, panel fence surround, patio seating and entertaining area, side access gate, further seating area to rear end, storage shed with power sockets, outside tap and outside power sockets. .

**Other Information:**  
Local Council: Southampton City Council  
Council Tax Band: C  
Sellers Position: Looking To Purchase A Property  
Local Primary School: Ludlow Infant Academy/Ludlow Junior School  
Secondary School: Oasis Academy Sholing



TOTAL FLOOR AREA - 911 sq ft (84.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan for these measurements only used should be used as a guide for any prospective purchaser. The services, systems and appliances shown shall not be tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

