



Portsmouth Road - £500,000

Stanford
Est 2005



438 Portsmouth Road, Sholing, Southampton, SO19 9AT

Offers In Excess Of
£500,000

Stanford Estate Agents are delighted to present this impressive & extended three bedroom detached house with a spacious two bedroom annexe in Sholing. The property boasts a utility room, double glazing, gas central heating, ample driveway parking & a garden room. An internal viewing is recommended.

ENTRANCE HALL:

Smooth plaster ceiling, radiator, stairs to first floor landing, under stairs storage cupboard.

LOUNGE: (22'1" x 12'7")

Coved & smooth plaster ceiling, double glazed bay window to front aspect, two radiators, television point.

KITCHEN/BREAKFAST ROOM: (12'8" x 12'3")

Coved & smooth plaster ceiling, double glazed window to rear aspect, double glazed door to side aspect leading out to the rear garden, sky lantern, inset down lighting, a range of wall mounted & base level units, roll top work surfaces, cooker point, stainless steel sink & drainer with mixer tap above.

UTILITY ROOM: (9'2" x 5'10")

Textured ceiling, double glazed window to rear aspect, base level units, roll top work surfaces, stainless steel sink & drainer with mixer tap above, space & plumbing for a washing machine, space & plumbing for a dishwasher, space for a fridge/freezer.

FIRST FLOOR LANDING:

Smooth plaster ceiling, loft hatch, airing cupboard.

BEDROOM 1: (14'10" x 11'8")

Textured ceiling, double glazed bay window to front aspect, radiator, bespoke built in wardrobes.

BEDROOM 2: (12'7" x 11'0")

Coved & smooth plaster ceiling, double glazed window to rear aspect, radiator.

BEDROOM 3: (9'1" x 6'0")

Coved & textured ceiling, double glazed window to front aspect, built in storage cupboard, radiator.

SHOWER ROOM: (7'8" x 5'10")

Smooth plaster ceiling, obscure double glazed window to rear aspect, heated towel rail, fully tiled walls, fully tiled shower, low level WC, wash hand basin with storage cupboard below.

FRONT GARDEN:

Mainly block paved with shingled area which provides ample off road parking & turning space.

REAR GARDEN:

The secluded & enclosed rear garden is mainly laid to lawn with a patio area & side access.

GARDEN ROOM/GYM:

Fully insulated with power & light.

ANNEXE:

HALL:

Textured ceiling.

LOUNGE: (12'1" x 11'5")

Smooth plaster ceiling, double glazed French style doors to side aspect leading out to the rear garden, radiator.

KITCHEN: (13'10" x 7'8")

Textured ceiling, sky lantern, a range of wall mounted & base level units, roll top work surfaces, stainless steel sink & drainer with mixer tap above, radiator, cooker point, space for a fridge/freezer.

BEDROOM 1: (13'4" x 7'7")

Textured ceiling, double glazed window to front aspect, radiator.

BEDROOM 2: (11'6" x 9'6")

Smooth plaster ceiling, double glazed window to rear aspect, radiator.

SHOWER ROOM:

Textured ceiling, obscure double glazed window to side aspect, fully tiled shower, low level WC, pedestal wash hand basin, radiator.

OTHER INFORMATION:

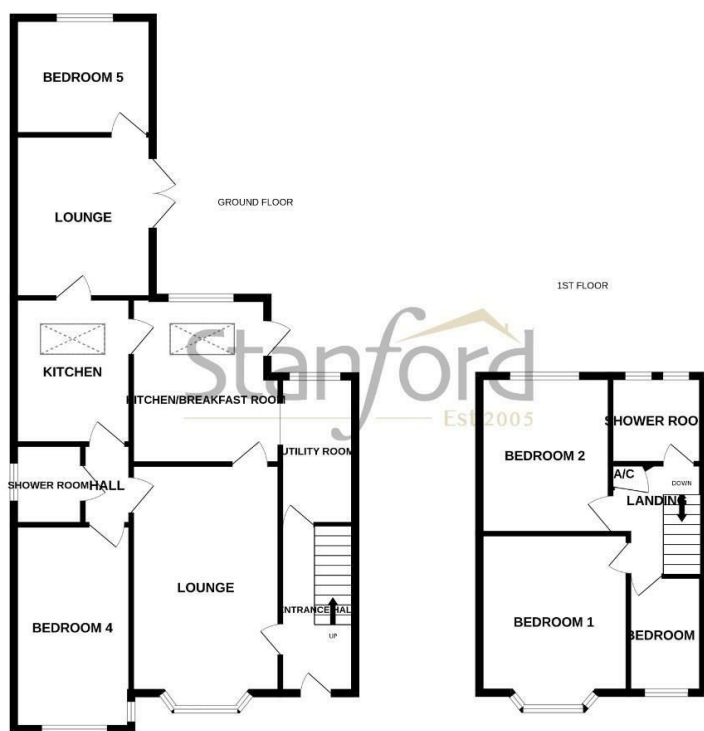
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band D

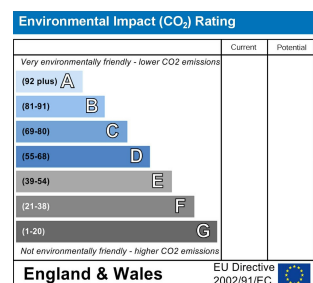
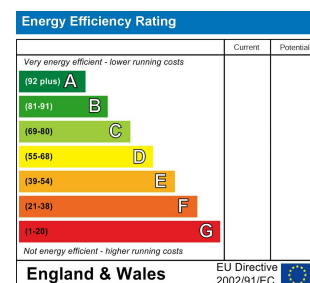
SELLERS POSITION: Looking To Purchase A Property But Could Potentially Offer No Forward Chain

INFANT/JUNIOR SCHOOL: Valentine Primary School

SECONDARY SCHOOL: Oasis Academy Mayfield



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaplan (2021)



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