



# 154 Middle Road, Sholing, SOUTHAMPTON, Hampshire, SO19 8FS

## Offers Over £325,000

Stanford Estate Agents are delighted to present this impressive three bedroom end of terrace house in Sholing. The property is immaculate throughout & boasts a lounge, 19ft kitchen/breakfast room, double glazing, gas central heating, driveway parking & an internal viewing is recommended.

### Entrance Hall

Coved & smooth plaster ceiling, radiator, stairs to first floor landing, under stairs cupboard, wood laminate flooring.

### Lounge

13' x 12' 1" (3.96m x 3.68m) Coved & smooth plaster ceiling, double glazed window to front aspect, radiator, television point, telephone point, electric coal effect fire place.

### Kitchen/Breakfast Room

19' 5" x 10' 11" (5.92m x 3.33m) Coved & smooth plaster ceiling, double glazed window to rear aspect, double glazed French style doors to rear aspect leading out to the rear garden, a range of wall mounted & base level units, roll top work surfaces, radiator, tiled floor, tiling to principle areas, space for a range style cooker with extractor hood above, sink & drainer with mixer tap above, space for a fridge/freezer, space & plumbing for a washing machine, space & plumbing for a dishwasher, built in storage cupboard.

### First Floor Landing

Coved & smooth plaster ceiling, loft hatch, airing cupboard, exposed wood flooring.

### Bedroom One

12' 1" x 10' 10" (3.68m x 3.30m) Coved & smooth plaster ceiling, double glazed window to front aspect, radiator.

### Bedroom Two

11' 1" x 10' 7" (3.38m x 3.23m) Coved & smooth plaster ceiling, double glazed window to rear aspect, radiator.

### Bedroom Three

9' 1" x 8' 6" (2.77m x 2.59m) Coved & smooth plaster ceiling, double glazed window to front aspect, radiator.

### Family Bathroom

8' 4" x 4' 11" (2.54m x 1.50m) Coved & smooth plaster ceiling, inset down lighting, obscure double glazed window to rear aspect, part tiled walls, heated towel rail, bath with shower above, low level WC, pedestal wash hand basin.

### Front Garden

The front garden is mainly laid to lawn & there is a concrete driveway providing off road parking for one vehicle.

### Rear Garden

The enclosed & secluded rear garden is of a very good size & is mainly laid to lawn with a raised wood decked

area. There is substantial space to the side of the property that gives the potential to extend subject to planning approval. There is also side access via a gate & an outside tap.

### Other Information

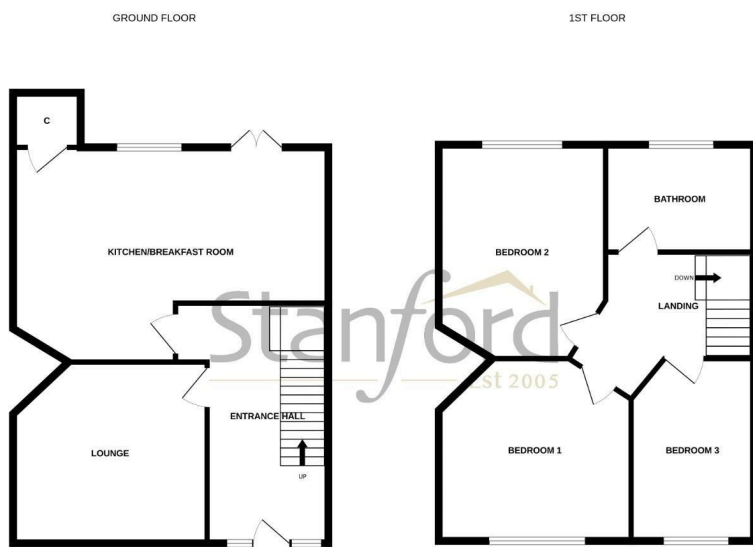
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: Looking To Purchase A Property

INFANT/JUNIOR SCHOOL: Sholing Infant School/Sholing Junior School

SECONDARY SCHOOL: Oasis Academy Sholing



Whilst every effort 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 error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. 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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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) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
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