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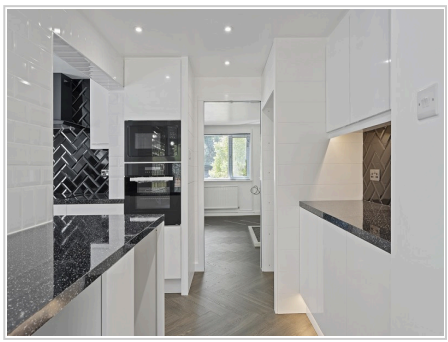
The Grove Southampton Hampshire SO19 9LU

£325,000











- Three well-proportioned bedrooms with built in storage

Ref: PRA12731

Viewing Instructions: Strictly By Appointment Only

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General Description

Welcome to this thoughtfully modernised three-bedroom, semi-detached home. Nestled within a quiet cul-de-sac in a desirable area of Sholing, close to local schools and amenities.

Accommodation

Outside

Driveway offering parking for three to four cars. Front garden laid to lawn. Privacy hedge row. Single garage.

Hallway

UPVC double glazed front door. Laminate herringbone flooring. Skirting boards. Carpeted staircase rising to first floor. Radiator. Opening to living room.

Living Room (13' 7" x 12' 8") or (4.13m x 3.86m)

Double glazed window to front. Laminate herringbone flooring. Skirting boards. Radiator. Gas fireplace with tiled hearth. Under stairs storage housing the meters and breaker switches. Pocket door leading to kitchen / dining room.

Kitchen (8' 7" x 15' 10") or (2.61m x 4.83m)

Double glazed window to side. Continuation of laminate herringbone flooring. Space for American style fridge freezer. Full range of hi-gloss wall and base units. Ample works surfaces incorporating a breakfast bar. Integrated electric oven and microwave. Four point induction hob with extractor hood above. Stainless steel sink with drainer and chrome mixer tap. Space and plumbing for dishwasher, washing machine and tumble dryer. Additional tea/coffee serving area with ambient lighting. Opening leads to dining area.

Dining Room (7' 10" x 15' 10") or (2.40m x 4.83m)

Double glazed sliding doors leading to back garden. UPVC double glazed door to side. Continuation of laminate herringbone flooring. Two radiators. Space for dining table and chairs. Doorway to cloakroom.

CLOAKROOM (3' 10" x 4' 4") or (1.17m x 1.32m)

Double glazed window to rear. Continuation of laminate Herringbone flooring. Low level WC with integral hand wash basin. Built in storage cupboard.

Landing

Double glazed window to side. Carpet. Skirting boards. Doorways leading to all rooms. Access to mostly boarded loft with lighting.

Bedroom 1 (9' 8" x 8' 11") or (2.95m x 2.72m)

Double glazed window to front. Carpet. Skirting boards. Radiator. Fitted wardrobes with mirrored sliding doors. Airing cupboard with shelving houses the water tank.

Bedroom 2 (8' 5" x 8' 10") or (2.56m x 2.70m)

Double glazed window to rear. Carpet. Skirting boards. Radiator. Built in shelving.

Bedroom 3 (6' 7" x 6' 7") or (2.0m x 2.0m)

Double glazed window to front. Carpet. Skirting boards. Radiator. Built in wardrobe with shelving. Box storage.

Bathroom (5' 7" x 6' 7") or (1.70m x 2.0m)

Double glazed, opaque bathroom to rear. Vinyl flooring. Tiled walls. Panel bath with chrome taps and shower above. Low level WC with cistern. Pedestal wash basin with chrome taps. Radiator.

GARAGE (16' 5" x 9' 1") or (5.0m x 2.77m)

Single garage. Up and over door. Wall units. Wooden, single glazed window to side.

GARDEN

Mainly laid to lawn with border. Patio area enclosed by low level brick wall.

Other

Southampton City Council Tax Band C £2014.61 2025/26 charges.
Vendors position: No forward chain

Services

EPC Rating:70

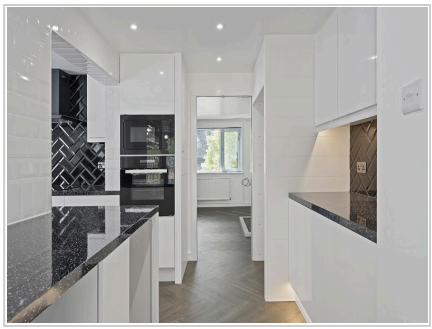
Tenure

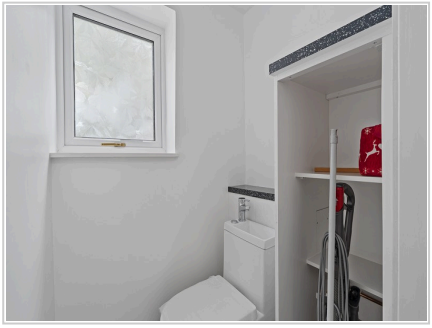
We are informed that the tenure is Freehold

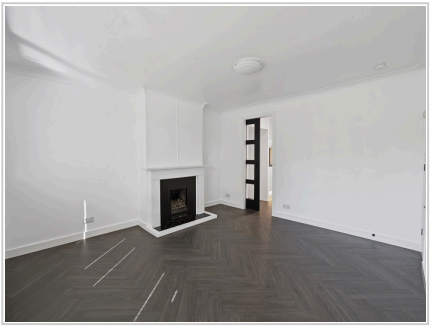
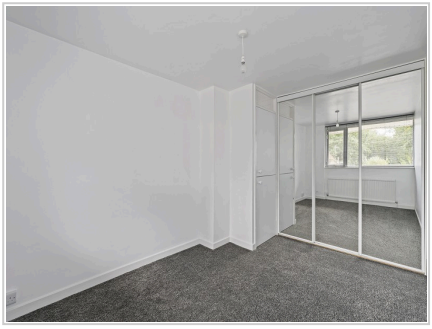
Council Tax

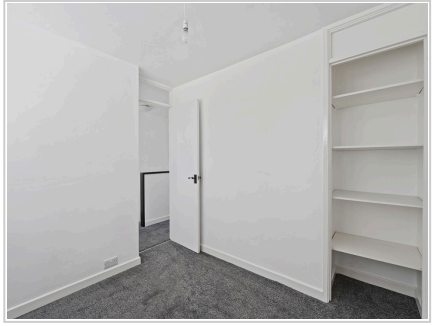
Band Not Specified

















TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From

£925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.