Brambles Estate Agents
Portsmouth Road
Bursledon
Hampshire
SO31 8EQ

02380 408 200
enquries@brambles-estateagents.com
www.brambles-estateagents.com

Grainger Gardens Southampton Hampshire SO19 0SD

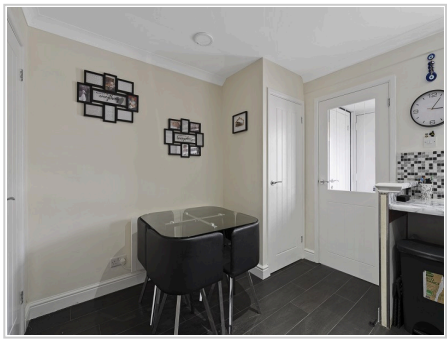
£275,000











- Situated on a quiet road close to local amenities of Sholing

Ref: PRB10761

Viewing Instructions: Strictly By Appointment Only

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General Description

Brambles are pleased to market this immaculately maintained four-bedroom home, close to the local amenities of Sholing.

Accommodation

Front Garden

Front garden surrounded by picket fence. Block paved pathway leading to front door. Area laid to artificial grass. Border with mature shrubs. French drainage.

PORCH

Composite front door with glazing. Fixed panel glazing to side of door. Vinyl flooring. Skirting boards. Inset spots. Doorways leading to WC and Kitchen/Diner.

W.C. (3' 6" x 3' 1") or (1.07m x 0.94m)

Wooden tongue and groove door. Double glazed, frosted window to front. Laminate flooring. Half tiled walls. Inset spots. Low level WC with cistern. White hand wash basin with chrome taps.

Kitchen (11' 8" x 13' 3") or (3.56m x 4.05m)

Wooden tongue and groove door with glazing. Double glazed window to front. Vinyl flooring. Matching wall and base units. Space for freestanding appliances. Stainless steel sink and drainer with chrome mixer tap. Ample work surfaces. Stainless steel extractor hood. Inset spots. Larder cupboard. Pantry cupboard. Electric radiator. Space for dining table and chairs. Doorway to living room.

Lounge/diner (20' 6" x 13' 3") or (6.26m x 4.05m)

Wooden tongue and groove door. Laminate flooring. Skirting boards. Built in storage cupboard. Two electric radiators. Double glazed window to rear. UPVC double glazed French doors to back garden. Carpeted staircase rising to first floor.

Landing (14' 4" x 8' 0") or (4.37m x 2.43m)

Carpet. Skirting boards. Inset spots. Doorways leading off to all rooms on first floor. Airing cupboard housing the boiler.

Bedroom 1 (10' 3" x 13' 3") or (3.12m x 4.05m)

Carpet. Skirting boards. Electric radiator. UPVC double glazed window to rear. Two skylights to the rear. Door to ensuite.

EN - SUITE (4' 11" x 5' 4") or (1.49m x 1.62m)

Wooden tongue and groove door. Laminate flooring. Low level WC with cistern. Fully tiled walls. Glass shower cubicle with sliding doors and wall mounted electric power shower. Circular white wash basin with chrome mixer tap and a vanity unit built in below.

Bedroom 3 (11' 8" x 7' 2") or (3.56m x 2.19m)

Wooden tongue and groove door. UPVC double glazed window to front. Carpet. Skirting boards. Electric radiator.

Bedroom 4 (11' 8" x 6' 1") or (3.56m x 1.86m)

Wooden tongue and groove door. UPVC double glazed window to front. Carpet. Skirting boards. Electric radiator.

Bathroom (7' 2" x 5' 3") or (2.18m x 1.61m)

Wooden tongue and groove door. Laminate flooring. Tiled walls. Panel bath with wall mounted electric power shower. White wash basin with chrome taps and built-in vanity unit below. Low level WC with cistern. Inset spots. Extractor fan.

Bedroom 2 (8' 8" x 13' 3") or (2.63m x 4.05m)

Wooden tongue and groove door leading to carpeted staircase rising up to bedroom two, loft room. Carpet. Skirting boards. Electric radiator. Two skylights. Eaves storage cuboards. Ambient LED lighting to the ceiling.

Rear Garden

Mainly laid to artificial grass. Patio area. Outbuilding housing storage shed and home office. Fully fenced.

OFFICE (5' 11" x 7' 7") or (1.80m x 2.31m)

UPVC double glazed French doors to garden. Carpet. Power. Lighting. Ethernet.

STORAGE SHED (5' 11" x 5' 4") or (1.80m x 1.63m)

Wooden door to garden. Power and lighting. Space for tumble dryer. Door providing rear access out of the property.

Other

Southampton City Council Tax Band B £1762.79 2025/26 charges.
Vendors position: Need to find

Services

EPC Rating:57

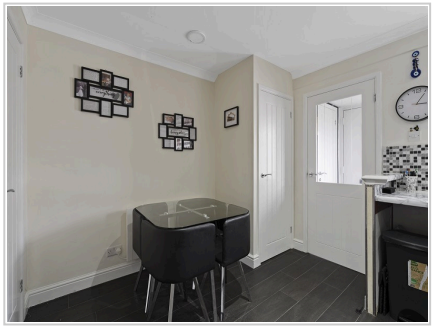
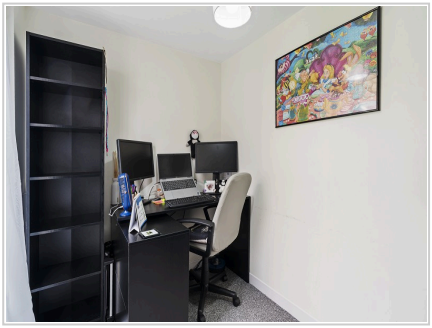
Tenure

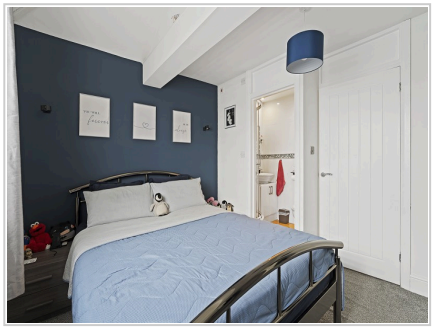
We are informed that the tenure is Freehold

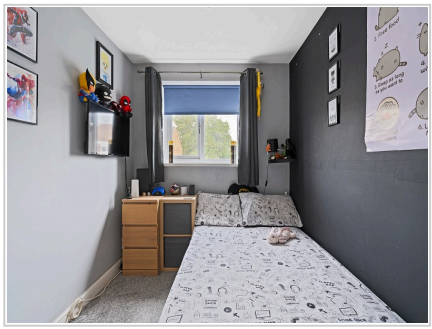
Council Tax

Band Not Specified










TOTAL FLOOR AREA : 1118 sq.ft. (103.8 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.