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LIME AVENUE, SHOLING, SOUTHAMPTON, SO19 8NY



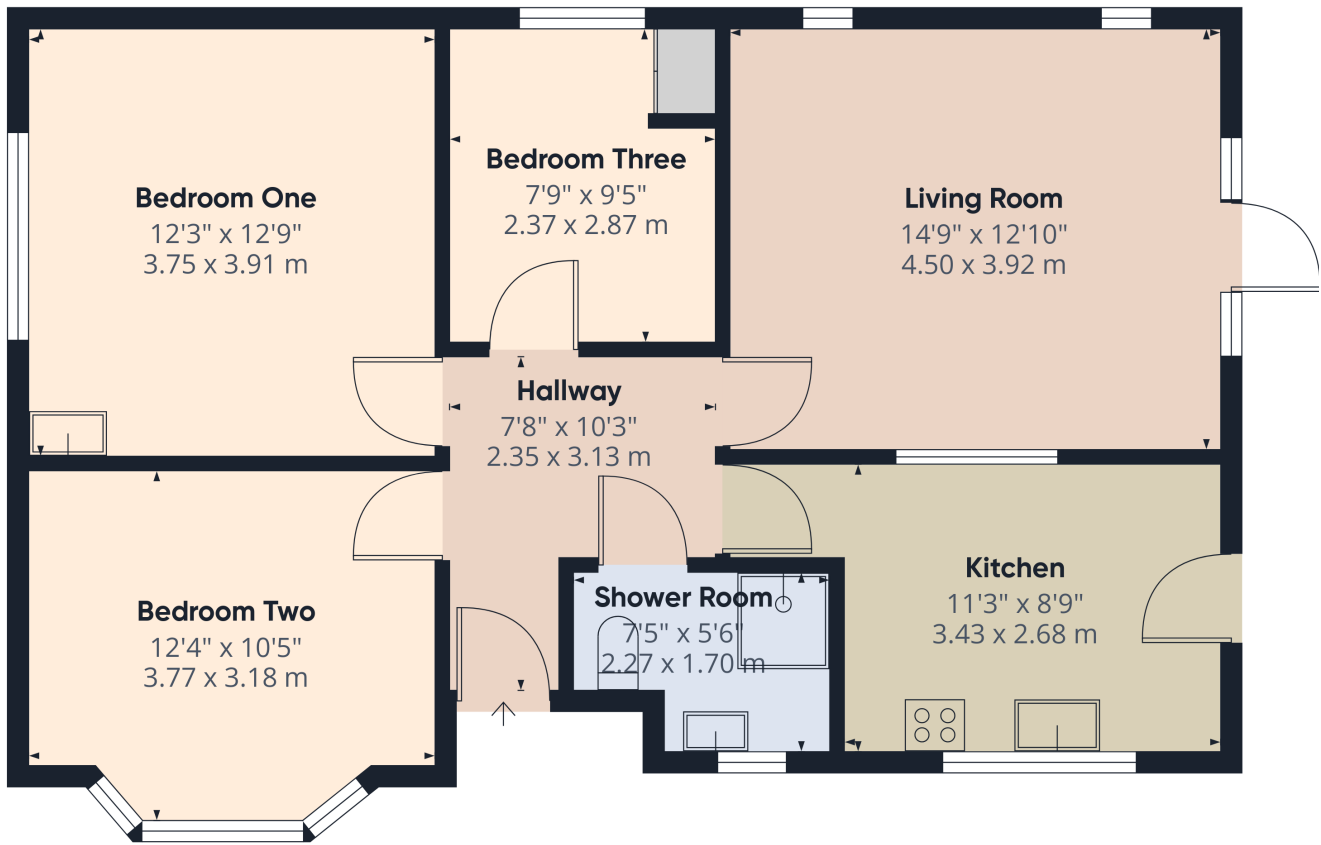
BEAUTIFUL THREE BEDROOM DETACHED BUNGALOW IN A POPULAR RESIDENTIAL LOCATION. THIS LOVELY HOME BOASTS WELL MAINTAINED GARDENS, A DRIVEWAY AND CARPORT AND IS SITUATED IN CLOSE PROXIMITY TO VARIOUS LOCAL AMENITIES. NO FORWARD CHAIN.

£395,000 Leasehold

Manns & Manns are delighted to market this attractive three bedroom detached bungalow in a popular residential location. Situated in a sought-after area, this property is perfectly positioned to take advantage of excellent public transport links into Southampton City Centre, reputable nearby schools, and a wide selection of local amenities, including Bitterne Village which is approximately 1 mile away.

Briefly, the living room provides a comfortable environment for relaxation and entertaining guests. The kitchen is well-appointed. There are two double bedrooms and one single bedroom, providing versatile accommodation that would suit a variety of lifestyles. The bungalow also features a shower room. The property benefits from a driveway with carport ensuring convenient off-road parking. One of the standout features of this home are the well-maintained gardens, offering a tranquil outdoor space to enjoy throughout the seasons.

With its favourable location, practical features, and well-proportioned rooms, this bungalow represents an excellent opportunity for those seeking a comfortable single-storey home in a well-connected area. Viewing is highly recommended to fully appreciate the accommodation on offer. Please contact our office to arrange your visit.



Approximate total area⁽¹⁾
759 ft²
70.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Accommodation

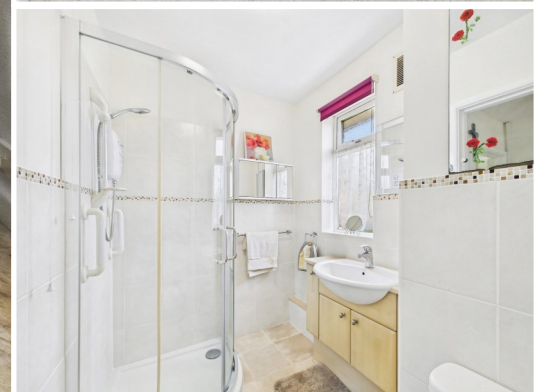
Upon entering the property, you are welcomed into the hallway offering doors to all rooms and a loft hatch into the attic space. The well-proportioned living room is light and airy, and perfect for relaxing. There is a tiled fireplace and surround. A door and windows to the side elevation open onto the patio and provide delightful views over the garden. Two hexagonal windows, to the rear elevation, allow additional light into the space. This room also offers a pretty, stained-glass window into the kitchen.



The kitchen comprises a range of matching wall and floor mounted units with a worksurface over. A stainless-steel sink and drainer sit beneath a front elevation window providing views over the front garden. There is an eye-level electric oven, four ring electric hob, space and plumbing for a washing machine and appliance space for a fridge/freezer. A side aspect door opens onto the patio.



Bedroom one is a well-proportioned double room with a side elevation window and a wash hand basin to one corner. Bedroom two, a further double room, boasts a bay window to the front elevation with views over the garden. Bedroom three offers a rear elevation window and a fitted cupboard. The shower room is principally tiled and comprises a corner shower cubicle, vanity wash hand basin and a low-level WC.

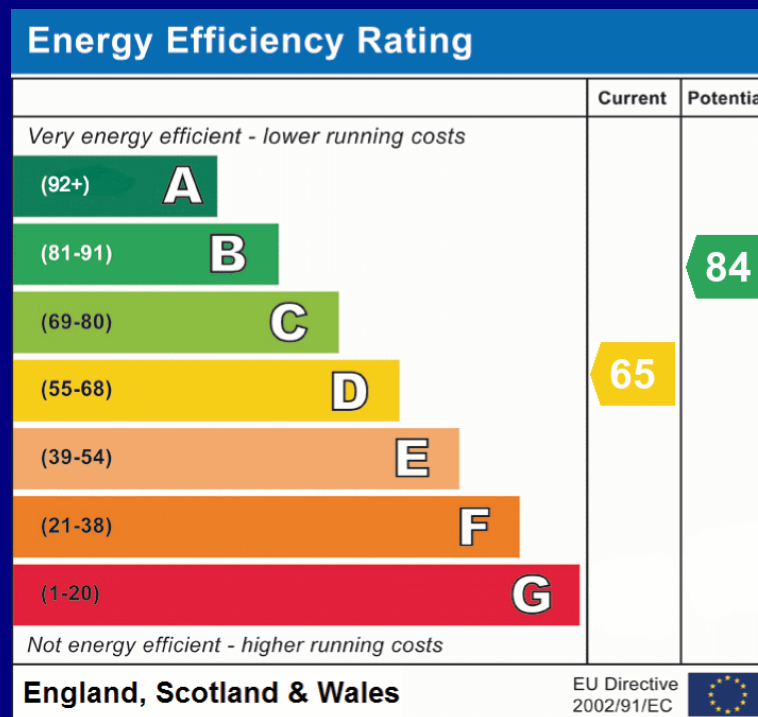


The property is approached via a driveway providing off road parking and a carport; at the end of the driveway is a timber storage shed. A footpath leads to entrance door, which is accessed via three steps. The front garden is largely laid to lawn and is enclosed by an ornamental dwarf brick wall. Decorative planted borders contain a number of plants and shrubs.

The enclosed garden is bounded by timber fencing and extends largely to the side of the dwelling. There is pedestrian access to either side of the property. Predominantly laid to lawn, this beautiful garden has been lovingly tended to and boasts an array of established trees, shrubs and plants. To the side of the property is a veranda covered patio, offering an idyllic spot for al fresco dining. At the foot of the garden is a playhouse offering useful storage.







COUNCIL TAX BAND: C - Southampton City Council. Charges for 2025/26 £2,014.61.

UTILITIES: Mains gas, electricity, water and drainage.

LEASEHOLD: Residue of 1000 years from 1869. No ground rent currently collected (Chamberlayne Estate).

NOTE: The property is not currently registered with Land Registry. The sellers solicitor will register the title at the time of sale.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

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Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNS.

Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.