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**KATHLEEN ROAD  
SHOLING  
SOUTHAMPTON  
SO31 8EW**



**DELIGHTFUL AND BEAUTIFULLY MAINTAINED THREE BEDROOM DETACHED CHARACTER PROPERTY IN A POPULAR RESIDENTIAL LOCATION. THIS WONDERFUL HOME BOASTS CHARM AND CONVENIENCE, OFF-ROAD PARKING FOR MULTIPLE VEHICLES AND A LOVELY LANDSCAPED GARDEN. EARLY VIEWING HIGHLY RECOMMENDED.**

**£425,000 Freehold**

Manns & Manns are thrilled to market this delightful three bedroom detached character property in Kathleen Road, a location popular with families, and it is easy to see why. Perfectly positioned for convenience, community, and lifestyle, this is a setting that delivers on all fronts. The popular Veracity Ground off Spring Road is a few moments walk from the property. Families will appreciate the excellent choice of local schools. St Monica Primary is a little over 100m away, Oasis Academy Sholing and Itchen College are both in close proximity on Middle Road. The area is well connected, with nearby access to the M27, it also offers excellent transport links into the city of Southampton via bus and train.

This charming and characterful home was originally constructed in the late 1800's and then extended to the rear elevation in approximately the 1970's to provide further bedroom and ground floor space. It now provides a comfortable home that perfectly blends its character and charm with modern-day living. It is built of brick construction with a rendered finished. The front of the property has a pitched tiled roof, with a flat roof extension to the rear. The ground floor presents a charming kitchen/dining/family room, living room, conservatory and a utility room. On the first floor are three double bedrooms and a bathroom. A driveway, to the front of the house, boasts off road parking for multiple vehicles. One of the standout features of this home is the well-maintained garden, offering a tranquil outdoor space to enjoy throughout the seasons. The garden also houses a large timber shed/store.

Don't miss out on the opportunity to make this your new home. Call us today to arrange a viewing.



**Approximate total area<sup>(1)</sup>**

1224 ft<sup>2</sup>  
113.6 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360



### Ground Floor Accommodation

An enclosed porch presents space to remove your coats and shoes prior to stepping into the charming kitchen/dining family area. This is a fabulous space for cooking family meals with rustic charm aplenty. Areas of exposed brickwork and a fireplace with wooden surround enhance the cosy ambience. Two front elevation windows overlook the property frontage. The kitchen comprises a range of matching wall and floor mounted units with a worksurface over, with the added benefit of a kitchen island. There is a wall mounted gas fired boiler and appliance space for a range style cooker, undercounter fridge and a dishwasher.





A door from the kitchen opens into the hallway, offering doors to the living room and utility room. A pedestrian door to the side elevation opens to the outside. Stairs rise to the first floor accommodation with a useful space beneath, with a rear aspect window. This is currently being used as an office, but would equally make a cosy reading nook or similar depending upon your requirements.

The utility room offers space and plumbing for white goods with cupboards above providing useful storage. There is a wash hand basin and WC ensuring convenience for visiting guests.

The living room is an inviting space, centred around a feature fireplace, making it perfect for relaxing at the end of a busy day. Wooden flooring flows into the conservatory which is accessed via sliding doors. The conservatory was added in 2010 providing an extension of the living accommodation. With natural light in abundance, here you can enjoy delightful views directly over the landscaped garden. French doors lead out to a wooden decked terrace.

## First Floor Accommodation

Ascending to the first floor, the landing is filled with natural light thanks to a window to the front aspect. There are doors into all rooms and an airing cupboard housing the hot water tank with shelving above.

Bedroom one is a well proportioned double room with a window to the rear aspect boasting delightful views over the garden. Bedrooms two and three, both good-sized doubles, offer windows to the front elevation. Bedroom three benefits from two built in wardrobes and a nook, which has been cleverly transformed into a vanity area.

The bathroom is of generous proportions and is full of natural light with a front aspect obscured window. There is half height wood panelling to the walls and wooden floorboards enhancing the character. The four-piece suite comprises a shower cubicle, panel enclosed bath, wash hand basin and a WC.



## Outside

The property is approached via a gravel driveway providing that all important off-road parking for numerous vehicles. A pedestrian gate allows access into the rear garden. The beautifully landscaped rear garden is fully enclosed and largely laid to lawn. Decorative planted borders, boasting an array of plants and shrubs, offer a splash of colour during the spring and summer months. Hedgerow at the foot of the garden adds screening and a sense of privacy, aside which is a sizeable timber shed/store, with power and lighting. A area of raised decking, currently housing a hot tub (not included in the sale), offers a sunny spot for al-fresco dining. A wooden decked terrace and patio, adjacent to the dwelling, are ideal for outdoor entertaining.



# EPC to follow

**COUNCIL TAX BAND: D Southampton City Council. Charges for 2026/27 £2381.48.**

**UTILITIES: Mains gas, electricity, water and drainage.**

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

Tel: 02380 404055

Web: [www.mannsandmanns.co.uk](http://www.mannsandmanns.co.uk)

1 & 2 Brooklyn Cottages

Portsmouth Road

Southampton

SO31 8EP



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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.