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CROWTHER CLOSE, SHOLING, SOUTHAMPTON, SO19 1BX



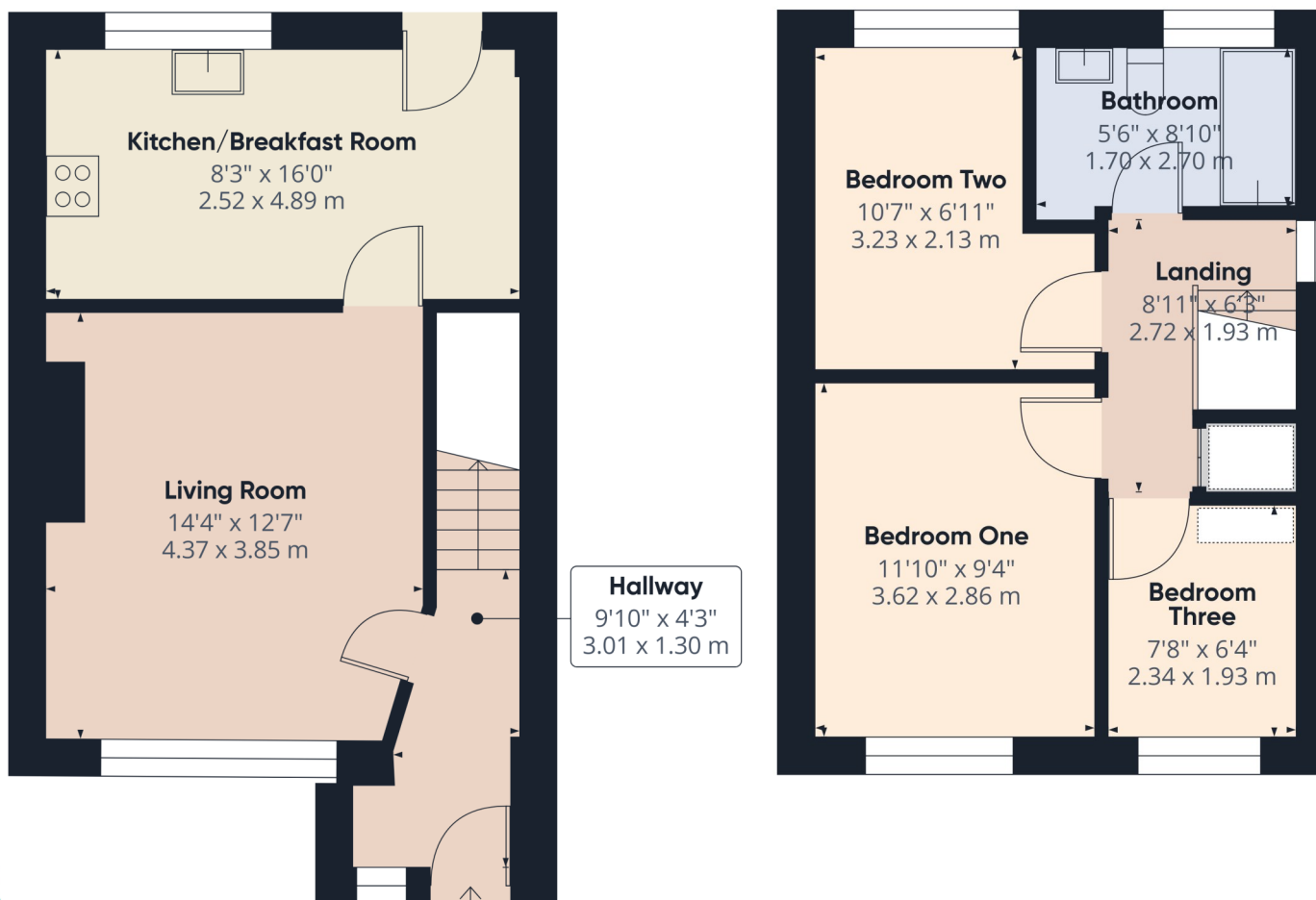
THREE BEDROOM SEMI DETACHED PROPERTY IS A POPULAR RESIDENTIAL LOCATION. THE DWELLING BENEFITS FROM AN ENCLOSED GARDEN AND OFF-ROAD PARKING. NO FORWARD CHAIN.

£290,000 Freehold

Manns & Manns are delighted to market this three bedroom semi-detached property in Crowther Close, Sholing, a location popular with families, and it is easy to see why. The dwelling is perfectly positioned for both convenience and community. Families will appreciate the excellent choice of local schools including Valentine Primary, Sholing Infant and Junior Schools, Oasis Academy Sholing and Itchen College. 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.

Briefly, the accommodation comprises a hallway, living room and kitchen/breakfast room. On the first floor are three bedrooms and a bathroom. Outside is off-road parking and an enclosed rear garden.

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



Approximate total areaⁿ

697 ft²

64.7 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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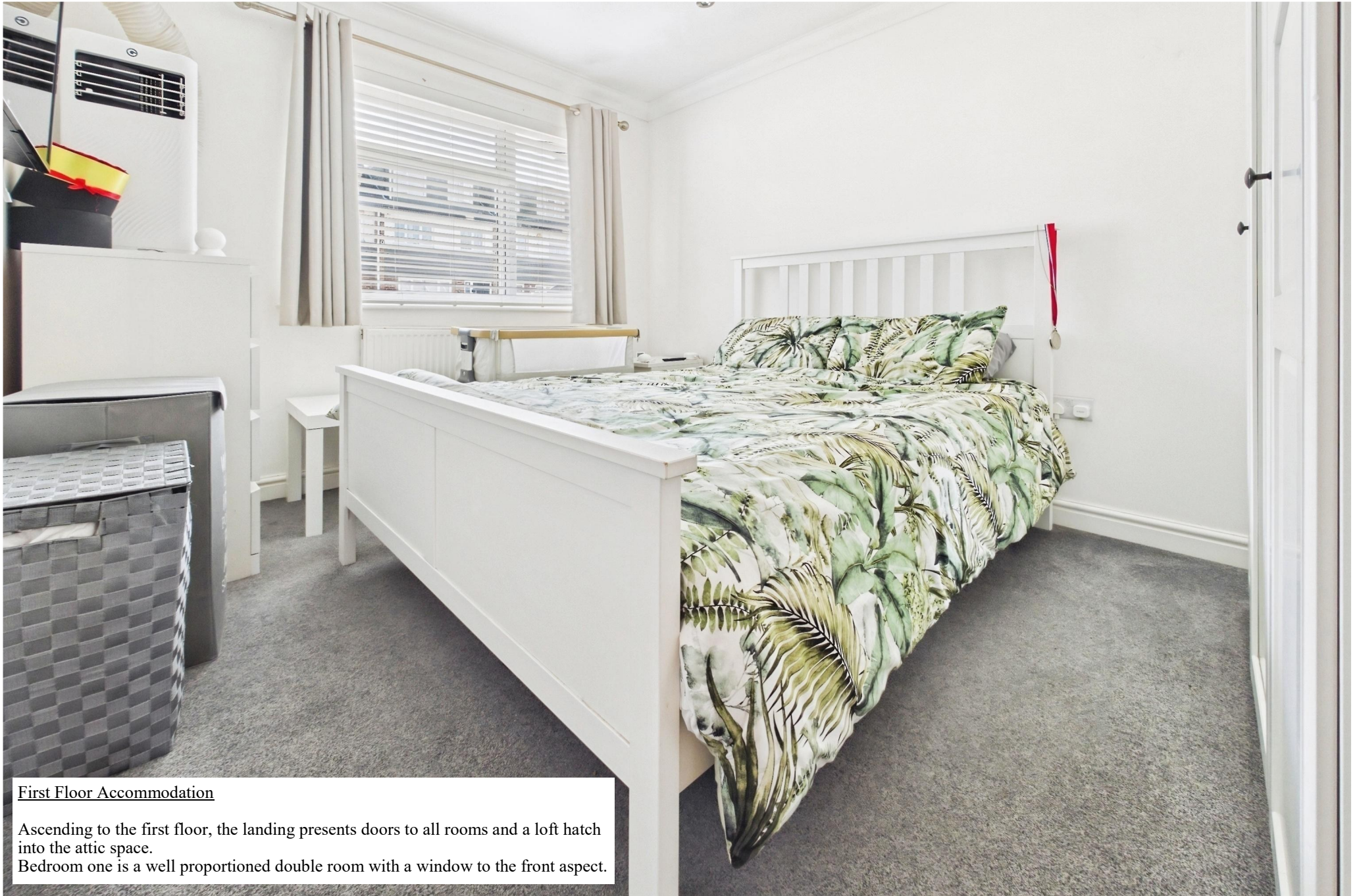
Ground Floor Accommodation

The property welcomes you into the hallway offering space to remove your outdoor wear. A door opens into the living room and stairs rise to the first floor. The well-proportioned living room is a lovely space to relax at the end of a busy day. There is a front elevation window allowing natural light into the room.



The kitchen/breakfast room offers a window to the rear aspect and a pedestrian door to the outside decking area. The kitchen comprises a range of matching wall and floor mounted units with a worksurface over. There is a built-under oven with a four ring gas hob and extractor above, and appliance space for a fridge/freezer, washing machine and dishwasher.





First Floor Accommodation

Ascending to the first floor, the landing presents doors to all rooms and a loft hatch into the attic space.

Bedroom one is a well proportioned double room with a window to the front aspect.

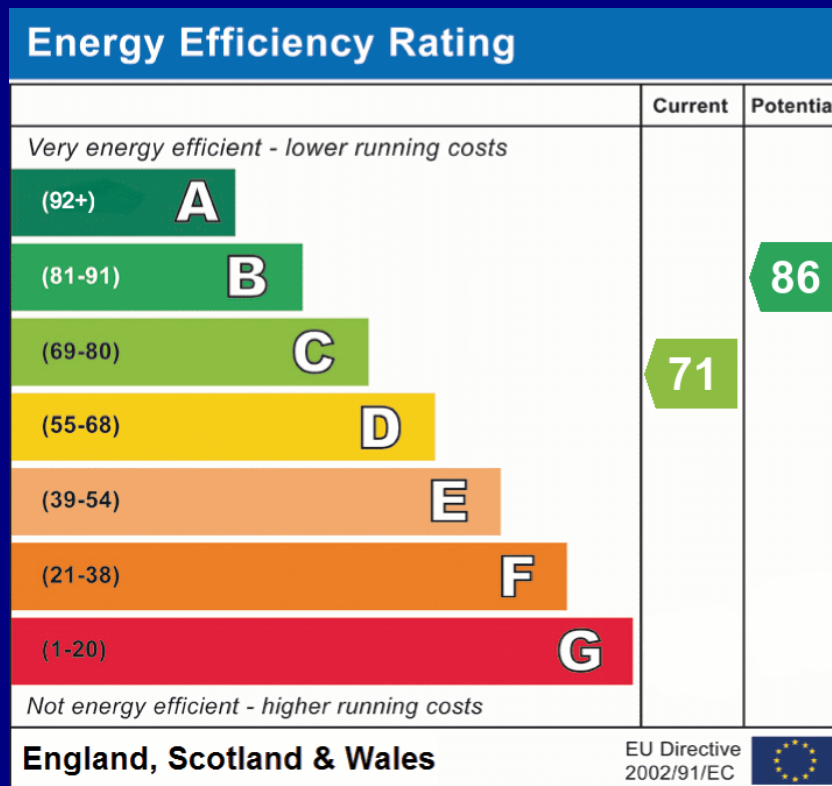
Bedroom two, a further double, offers a window to the rear elevation with views of the garden. Bedroom three is a lovely versatile space that could be used for a number of purposes depending upon your requirements. There is a window to the front aspect. The bathroom comprises a p-shaped panel enclosed bath with a shower over, vanity wash hand basin and a WC.



Outside

The property is approached via steps leading to the entrance door. There is a raised area to the front of the property providing off road parking. The enclosed rear garden benefits from a raised wooden decked terrace offering a lovely spot for al fresco dining. Steps lead down the lawn, beyond which is an area of hard standing and shingle.





COUNCIL TAX BAND: B - Southampton City Council. Charges for 2026/27 £1852.26.

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



**1 & 2 Brooklyn Cottages
Portsmouth Road
Southampton
SO31 8EP**



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 enhanced images to add blue skies or 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.