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Grove Gardens, Sholing, Southampton, SO19 9QZ



Three bedroom link detached house with store, located in a popular residential location. This lovely property boasts a driveway, garage and garden and is in close proximity to various local amenities. No forward chain.

£300,000 Freehold

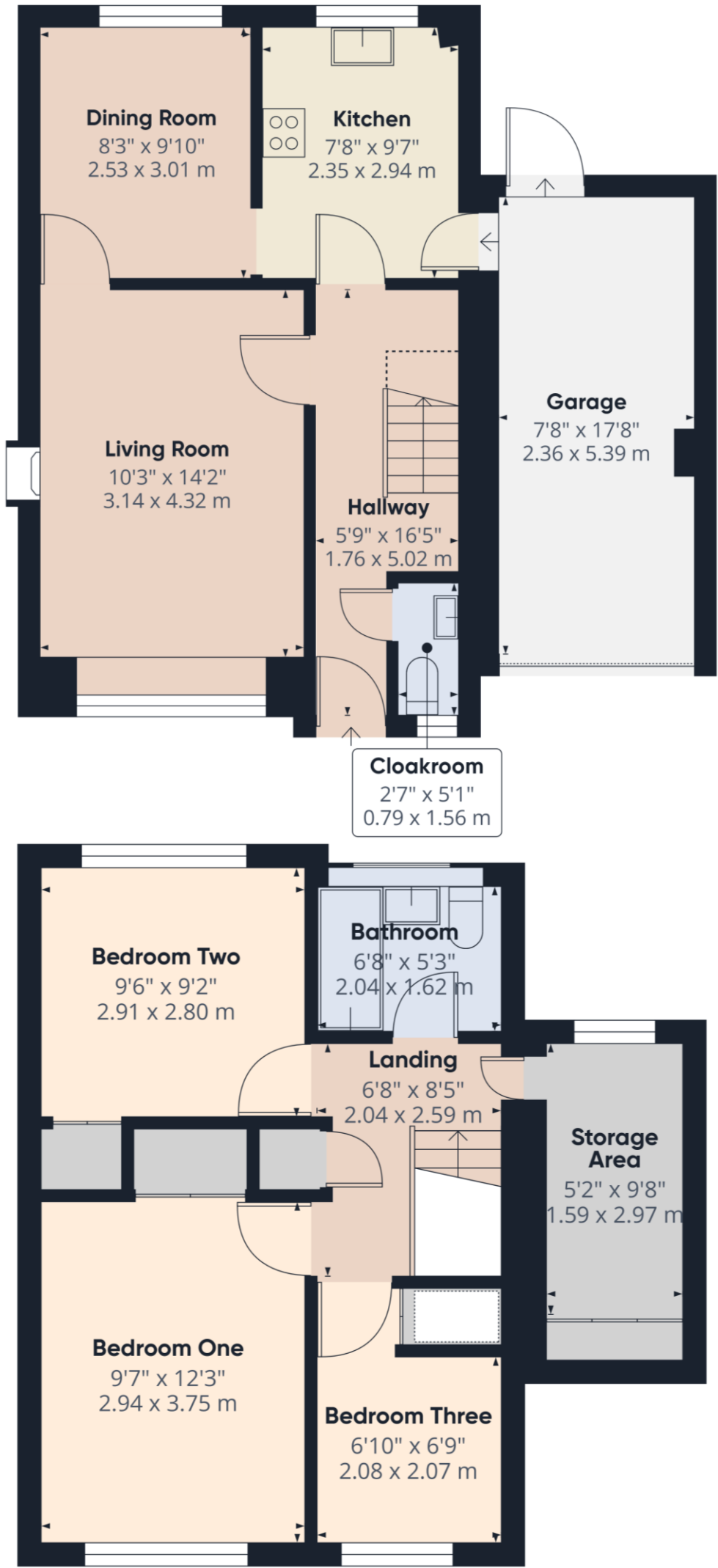
The Property

Manns & Manns are pleased to offer, with no forward chain, this three bedroom link detached property situated in the popular residential location of Sholing.

Sholing is a location favoured by 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 Weston Park Primary, Oasis Academy Mayfield 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.

The property was constructed in the mid 1980s and is of brick elevations to the exterior under a pitched tiled roof. Arranged over two floors, the ground floor offers a living room, dining room, kitchen and a cloakroom. On the first floor are three bedrooms, a large storage area and a bathroom. Outside the dwelling benefits from a driveway, garage and an enclosed rear garden.

Call us today to arrange a viewing.



Approximate total area⁽¹⁾

979 ft²

90.8 m²

Reduced headroom

15 ft²

1.4 m²

(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.



Ground Floor Accommodation

The property welcomes you into the hallway offering space to de boot and remove your outdoor wear. There are doors to principal rooms and stairs rising to the first floor. A cloakroom, with wash hand basin and WC, ensures comfort for all occupants and visiting guests.

The living room is a well-proportioned space perfect for relaxing at the end of a busy day. A large window to the front aspect looks over the driveway. A fireplace offers a pretty focal feature.

A door opens into the dining room, which may also be accessed directly from the kitchen. There is space for a dining table and chairs. A window to the rear elevation presents views of the garden.

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 space for an under-counter fridge. A rear aspect window offers views of the garden. A courtesy door opens into the garage.

The garage retains an up and over door to the front aspect with a pedestrian door to the rear allowing access into the garden. There is power, lighting and a gas fired, wall mounted combination boiler.





First Floor Accommodation

Ascending to the first floor, the landing offers doors to all rooms, a loft hatch into the attic space and a linen cupboard providing useful storage.

Bedroom one is a well-proportioned double room with a window to the front elevation. Built-in wardrobes provide storage.

Bedroom two, a further double, offers a built-in wardrobe and a window to the rear aspect providing views of the garden.



Bedroom three benefits from a front elevation window and a built-in cupboard above the stairs offering useful storage.

A storage area, above the garage, offers fitted cupboards and a window to the rear aspect.

The bathroom comprises a panel enclosed bath with a shower over, wash hand basin and a WC.

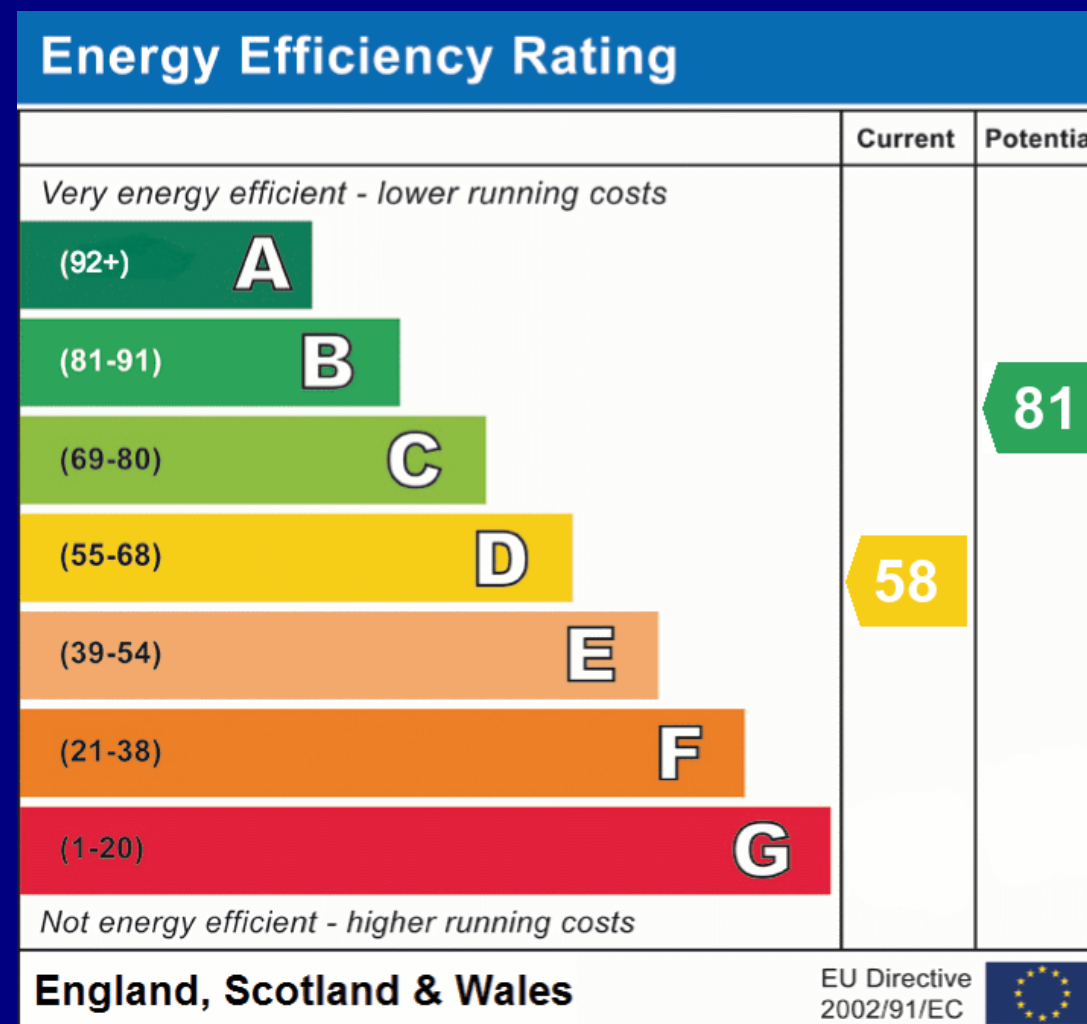




Outside

The property is approached by a driveway providing off road parking for multiple vehicles.

The low maintenance rear garden is enclosed by timber fencing and predominately block paved with raised borders. This space is ideal for outdoor entertaining and al fresco dining.



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

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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.