

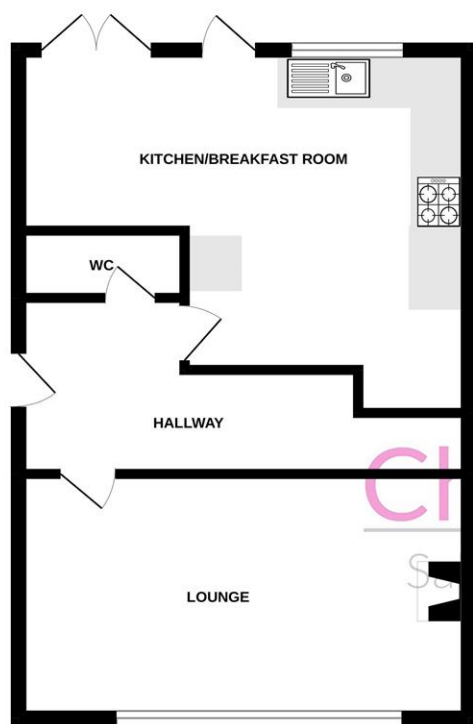


chambersestateagency.com



GROUND FLOOR

1ST FLOOR



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 misstatement. This plan is for illustrative purposes only and should not be used as a guide for sale.

#### Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.

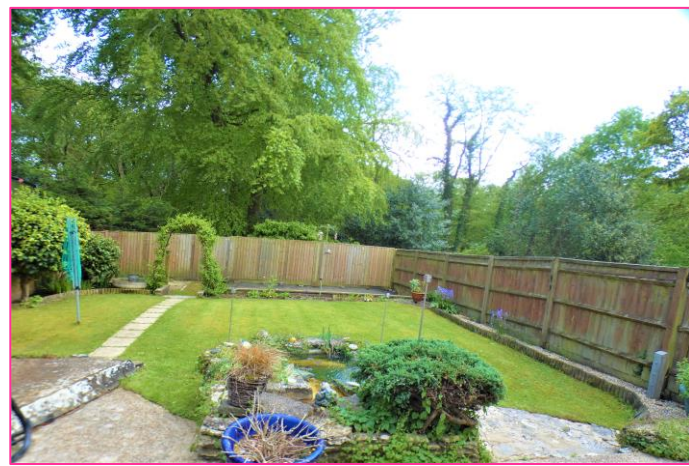


#### FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation







## 120 The Grove Sholing Southampton SO19 9LU

£350,000

Chambers are delighted to be selling this deceptively spacious three bedroom semi detached chalet-bungalow in a highly sought after location. The accommodation on the ground floor offers entrance hall, refitted cloakroom, lounge to front, refitted kitchen/diner to rear, on the first floor is the master bedroom, a refitted family bathroom and two further bedrooms. New oak doors fitted throughout!! Outside, the rear garden is a good size plot offering a good deal of privacy as it backs on to woodland. The property also has a pleasant outlook to the front and benefits from a large driveway offering parking for numerous vehicles, motorhome or trailer etc. and also benefits of a car port. The current owners have carried out a number of home improvements to this property and therefore it is well presented throughout. Internal viewings are highly recommended to avoid missing out! Please call Chambers-Bursledon on 02380 010440.

### Entrance Hallway

Accessed via a UPVC front door, double glazed window to side elevation, stairs to first floor landing, smooth skimmed ceiling.

### Lounge 16' 2" max x 9' 8" (4.93m x 2.94m)

Double glazed window to front elevation, fitted gas fire (chimney breast), radiator.

### Refitted Kitchen/Breakfast Room 16' 2" max x 11' 9" max (4.92m x 3.59m)

An L-shaped kitchen with a refitted range of white gloss wall and base units with work surfaces over, inset enamel sink with mixer tap, plumbing for washing machine, space for cooker with chimney extractor hood over, recess for American style fridge freezer, recess for microwave, space for dining table and chairs, UPVC double glazed window to rear, French doors to rear and further single door to rear. wood laminate flooring, radiator.

### Refitted Downstairs Cloakroom

Low level WC, vanity sink unit with mixer tap, inset spotlights to smooth skimmed ceiling, wood laminate flooring.

### First Floor Landing

Access to partly boarded loft via void with fitted light, radiator, doors to all bedrooms and family bathroom, access to storage cupboard, inset spotlights to ceiling.

### Master Bedroom 16' 2" inc wardrobe x 9' 7" (4.92m x 2.91m)

Double glazed window to front elevation, built in double wardrobe, radiator.

### Bedroom Two 8' 1" x 7' 10" (2.46m x 2.40m)

Double glazed window to rear elevation, radiator.

### Bedroom Three 7' 10" x 7' 3" (2.38m x 2.20m)

Double glazed window to rear elevation, wall mounted boiler replaced in 2020, radiator.

### Refitted Family Bathroom

Fitted with a white panel bath with mixer taps and rainfall shower over, low level WC, inset vanity sink unit, fitted vanity mirror with lights, inset spotlights to ceiling, chrome heated towel rail, wood laminate flooring.

### Front Garden

Area laid to lawn with flower and shrub borders, adjacent to a generous sized driveway laid to block paving providing off road parking for a number of vehicles.

### Rear Garden

Area immediately behind house laid to patio, main area laid to lawn, ornamental fish pond, side pedestrian access gate, rear gate to woodland. This garden offers a high degree of privacy and seclusion as it backs onto woodland.

### Single Detached Garage 15' 9" x 8' 8" (4.81m x 2.64m)

With up and over door, power and light

### Council Tax

Southampton City Council Band C

### Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.



Chambers Estate Agency - Bursledon, The Old Post Office Portsmouth Road, Southampton, SO31 8EP  
Phone: 02380 010440, Email: bursledon@chambersagency.co.uk

[www.chambersestateagency.com](http://www.chambersestateagency.com)

