



Old School Close, Sholing, Southampton, Hampshire, SO19 8BQ



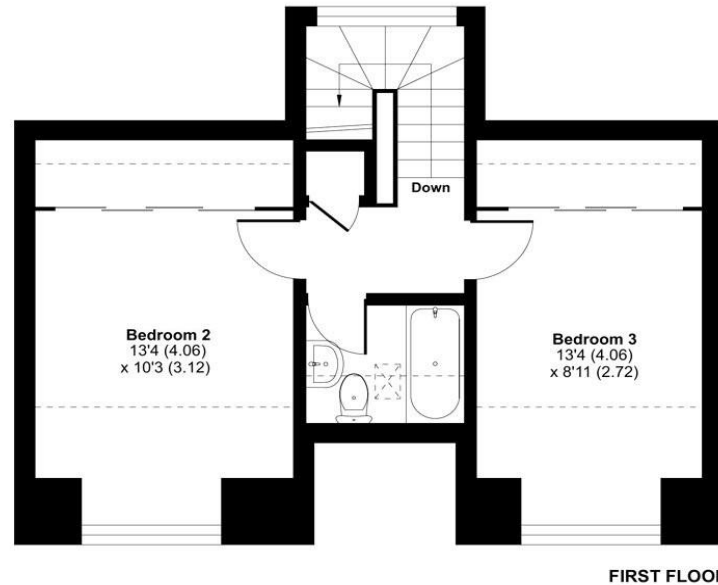
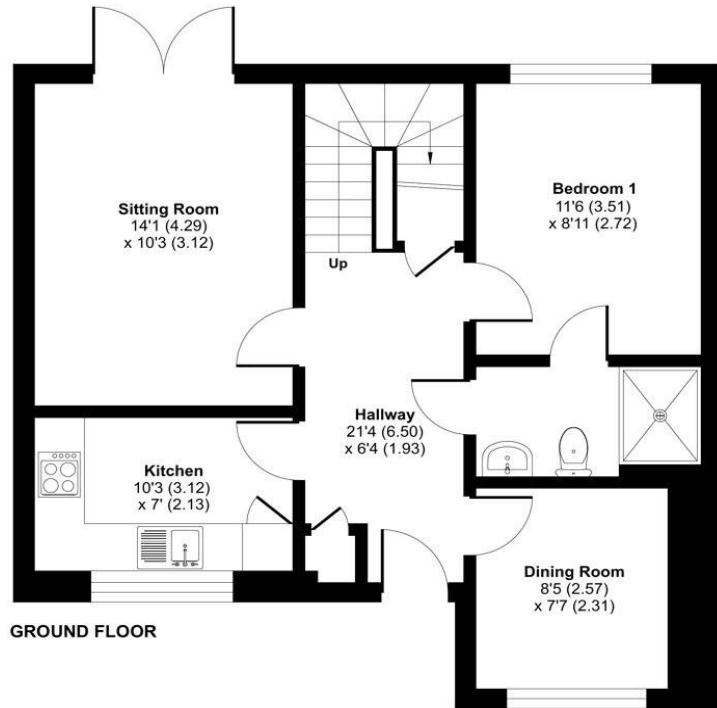
## ACCOMMODATION

Situated in a sought-after location is this beautiful three-bedroom detached chalet home. Lovingly updated and designed with family living in mind, this impressive home incorporates well-proportioned and versatile living accommodation, together with superb school catchments. The generous hallway creates a lovely flow into the home and hosts a sizeable understairs storage cupboard. The ground floor includes the principal bedroom, perfect for those requiring single-level living, leads to the modern three-piece ensuite shower room, which has additional access via the hallway. The attractive kitchen provides a sleek contemporary feel, whilst being designed with practicality in mind and affording ample space for storage positioned to the front of the home. The separate sitting room has a cosy feel and a pleasant neutral design with double doors leading to the large sunny rear garden. The first floor continues to impress with two further double bedrooms, complete with integrated storage, served by the modern fitted shower room. Externally the private, rear garden offers a tranquil space to retreat to, whilst the decking terrace is perfect for al fresco dining during the summer months. The property benefits from off-road parking to the front. The home is further offered with no forward chain.



Approximate Area = 908 sq ft / 84.3 sq m  
 Limited Use Area(s) = 131 sq ft / 12.2 sq m  
 Total = 1039 sq ft / 96.5 sq m  
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1074294



## SITUATION

Sholing has proved to be a popular residential area on the east side of the city with local shops found nearby within Bitterne precinct. More extensive facilities including the West Quay shopping mall are found in the city centre together with popular bars, restaurants and cinemas. The Royal Victoria country park at Netley Abbey offers panoramic views of Southampton Water and the yachting havens of Bursledon, Warsash and Hamble are a short drive away. Access points to the M27 and M3 motorway networks are nearby allowing access to regional towns and cities with a variety of schools for all ages found within the vicinity.



#### **SPECIFICATION**

- Three bedroom detached home
- Family bathroom and shower room
- Spacious entrance hallway with coat cupboard
- Separate sitting room and dining room
- Modern kitchen
- Ground floor study/third bedroom
- Enclosed rear garden
- No forward chain

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band: C

#### **ASKING PRICE**

£335,000

#### **TENURE**

Freehold