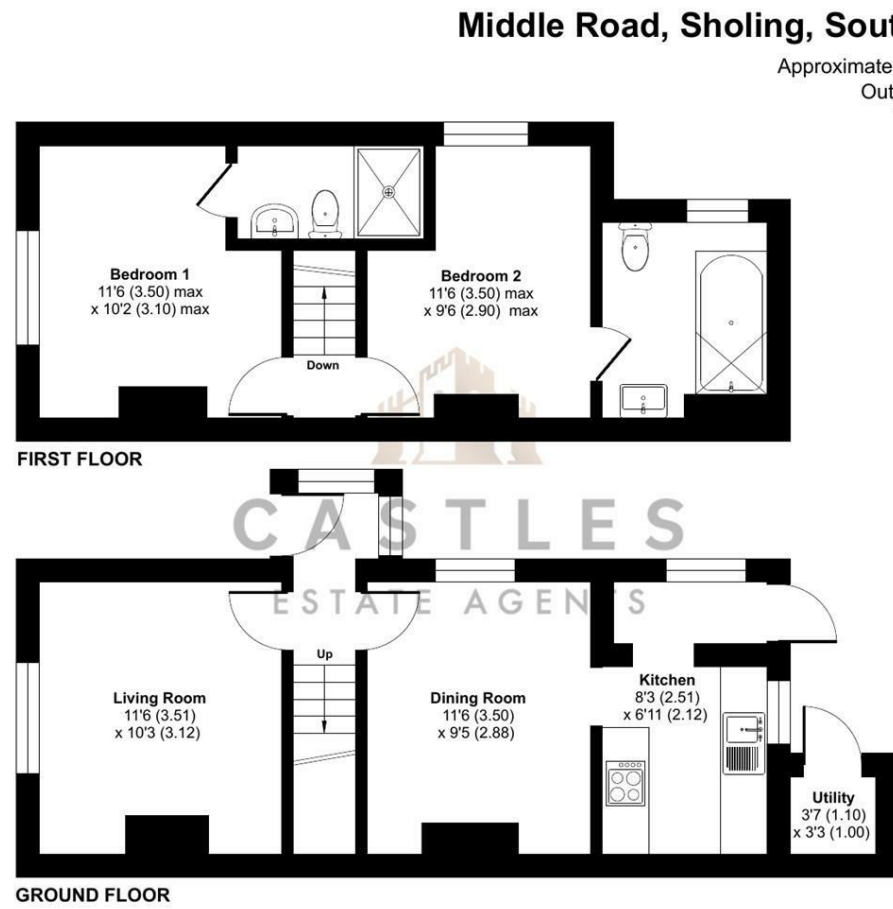



Approximate Area = 696 sq ft / 64.6 sq m
Outbuilding = 12 sq ft / 1.1 sq m
Total = 708 sq ft / 65.7 sq m
For identification only - Not to scale

CASTLES
ESTATE AGENTS



We are pleased to welcome to the market this fully refurbished two bedroom semi detached house with off road parking and large garden located in Middle Road, Sholing.

Moving up to the first floor there are two double bedrooms both with En-Suite facilities. Bedroom one benefits from a modern shower room and bedroom two benefits from a modern bathroom.

This property would be an ideal first time purchase for homebuyers looking to get onto the property ladder.

Offers over £300,000

Energy Efficiency Rating

	Current	Projected
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

	Current	Projected
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

England & Wales

VAT Number: 356389459

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

81 Middle Road
Southampton, SO19 8FT



- TWO DOUBLE BEDROOMS
- BRAND NEW KITCHEN
- OFF ROAD PARKING
- TWO BATHROOMS
- FULLY REFURBED
- SEMI DETACHED

LOUNGE
11'5" x 10'2" (3.5 x 3.1)

DINING ROOM
11'5" x 9'2" (3.5 x 2.8)

KITCHEN
8'2" x 6'10" (2.5 x 2.1)

UTILITY
3'7" x 3'3" (1.1 x 1.0)

BEDROOM ONE + EN-SUITE
11'5" x 10'2" (3.5 x 3.1)

BEDROOM TWO + EN-SUITE
11'5" x 9'6" (3.5 x 2.9)

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the

direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

