



19 Longmore Avenue, Woolston, Southampton, SO19 9GA

Guide Price £350,000 - £375,000

WHITE & GUARD

19 Longmore Avenue

Woolston, Southampton

INTRODUCTION

This three bedroom detached home is situated in the popular location of Longmore Avenue in Woolston and retains many of its original features. Accommodation briefly comprises an entrance porch, entrance hall, 17ft lounge, separate dining room, kitchen, conservatory, downstairs WC and a utility area on the ground floor. Whilst to the first floor are three bedrooms and a family bathroom. Additional benefits include a front garden, off road parking to the front and an enclosed rear garden.

LOCATION

Woolston is a small suburb on the south eastern side of Southampton, located on the eastern bank of the River Itchen and close to Sholing & Bitterne. Woolston has a thriving centre and its own railway station and an excellent bus service. The property is within catchment for Woolston Infants School, St. Patricks Primary School and Ludlow Junior School. Southampton's city centre with its broad range of shops, restaurants, amenities and mainline railway station is within easy reach. Southampton Airport is also approx. twenty minutes away and all main motorway access routes are also close by, including M27, M3 and A3 to London.

- Tenure - Freehold
- Southampton City Council - Band D
- EPC - Grade D





INSIDE

Entering via the front door into the entrance porch with windows to the front and side aspects, the wooden front door with stained glass leads through to the entrance hall. The entrance hall itself is laid to wooden flooring, has a radiator to one wall, stairs to the first floor with under stairs storage and access to all principal rooms. The lounge is situated to the front of the property and has a bay window to the front aspect, is laid to carpeted flooring, has two radiators and a fireplace with wooden surround and slate hearth. The dining room has two windows and a door to the rear aspect opening to the conservatory. The room is laid to carpeted flooring, has a radiator to one wall and a decorative fireplace with wooden surround and tiled hearth. The kitchen has a window to the side aspect, is laid to lino flooring, has a radiator to one wall, wall and base units with worktops and a stainless steel sink. There is also space for a cooker and an under counter fridge. The conservatory is situated to the rear of the property and has windows to the rear, with a wooden door leading out to the garden. Laid to lino flooring, the room also has access to the downstairs WC which has a window to the rear aspect. An additional door to one end of the conservatory leads through to the utility area which has space and plumbing for a washing machine and a fridge/freezer. The first floor landing has a window to the side aspect, is laid to carpeted flooring, has a loft hatch and access to all principal rooms. Bedroom one has a bay window to the front aspect, is laid to carpeted flooring and has two radiators. Bedroom two has a window to the rear aspect, is laid to carpeted flooring, has a radiator to one wall and a built-in wardrobe. Bedroom three has a window to the front aspect, is laid to carpeted flooring, has a radiator to one wall and built-in storage. The bathroom has an obscure double glazed window to the rear aspect, is laid to lino flooring, has a radiator to one wall and built-in storage. There is a panel enclosed bath with shower over, a wash hand basin and WC.

OUTSIDE

A dropped kerb to the front of the property gives access to a hard standing driveway providing off road parking. The front garden has mature plants and shrubs throughout. The rear garden has a hard standing patio with the garden mainly being laid to lawn. Flowerbeds border the garden which also benefits from a shed, with the garden itself being enclosed via a wooden fence



SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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Disclaimer

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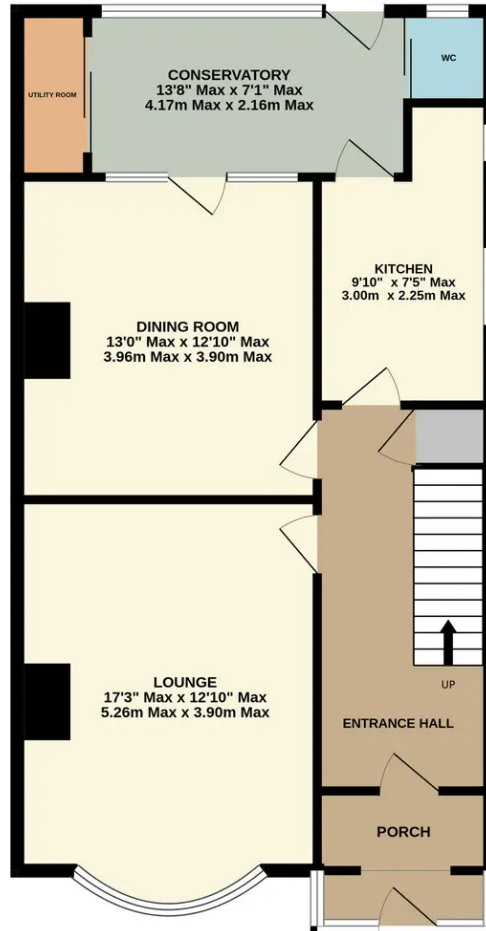
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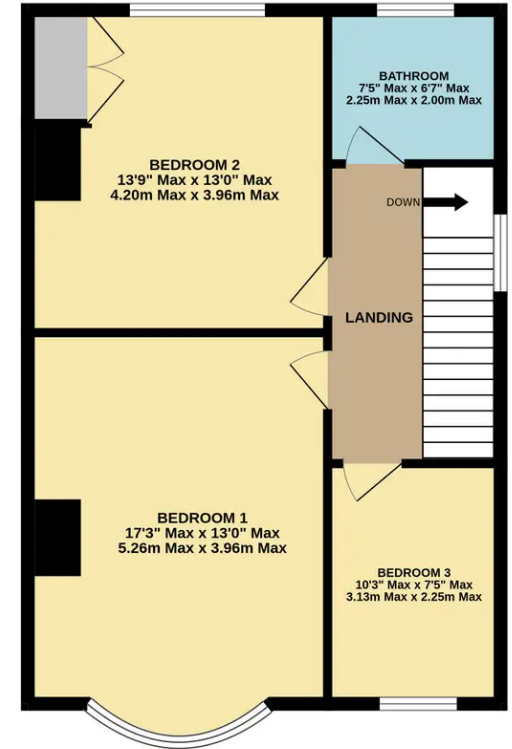
Zoopla



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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