



25 Oak Road, Woolston, Southampton, SO19 9BQ

Guide Price £560,000 to £570,000

WHITE & GUARD

25 Oak Road

Woolston, Southampton

INTRODUCTION Located in the popular location of Woolston, this attractive and double fronted four bedroom detached family home offers excellent accommodation throughout. On the ground floor briefly comprising a generous size entrance hall, three reception rooms, a downstairs shower room, utility room and 21ft kitchen/diner with bi-folding doors which open to the garden. The first floor benefits from four bedrooms, three of which are double rooms, and a modern fitted bathroom. Additional benefits include off road parking to the front, an enclosed rear garden and a separate annex/outbuilding with rear access from Inkerman Road, via a hard standing driveway.

LOCATION Woolston is a small suburb on the south eastern side of Southampton, located on the eastern bank of the River Itchen. Woolston is close to Sholing & Bitterne with its thriving centre and railway station. Southampton's city centre with its broad range of shops including WestQuay Shopping Centre, its bars, 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 links east and westbound.

OUTSIDE The front garden is mainly laid to lawn with a hard standing driveway providing off road parking. A pathway leads to the front door with access leading down the side of the property, via a wooden gate. The rear garden is mainly laid to lawn with decking leading from the kitchen/diner and then has steps leading down to the lawn. To the end of the garden, there is a wooden shed and access leading to the annex/outbuilding. The annex has a double glazed window and door to the front aspect and a double glazed window and door to the side aspect, opening to the rear driveway. The annex is laid to carpeted flooring and benefits from both power and lighting.

- Tenure - Freehold/EPC - Grade C
- Southampton City Council - Band E





INSIDE

Entering via the composite front door into the entrance hall, the hallway is laid to laminate flooring, has a radiator to one wall, stairs to the first floor and access to all principal rooms. The 18ft lounge, situated to the front of the property, has a double glazed bay window to the front aspect, is laid to original wood flooring, has a radiator to one wall and a log burner with oak mantle and slate hearth. Reception room three, again a well-proportioned 18ft room, has a double glazed bay window to the front aspect, is laid to laminate flooring and has a radiator to one wall. The downstairs shower room is laid to tiled flooring and has partly tiled walls, a radiator to one wall, a wash hand basin, WC and a walk-in shower. The 21ft kitchen/diner has double glazed windows to both sides along with double glazed bi-folding doors to the rear aspect, opening to the rear garden. Laid to laminate flooring, with a log burner with slate hearth, the kitchen has a mixture of wall and base units with oak wood worktops and a ceramic sink. Integrated appliances include an oven, hob and a dishwasher with access leading to the utility room and the 15ft second reception room. The utility room has a double glazed window to both side and front aspects, is laid to tiled flooring, has base units with wooden oak worktops and a ceramic sink. Space is provided for a washing machine, a tumble dryer and a fridge/freezer. Reception room two has a double glazed bay window to the rear aspect, is laid to laminate flooring and has a radiator to one wall.

To the first floor landing, there is a double glazed window to the front and side aspects, a radiator to one wall, is laid to carpeted flooring, with a loft hatch and access to the bedrooms and bathroom. Bedroom one has a double glazed bay window to the front aspect, is laid to carpeted flooring and has a radiator to one wall. Bedroom two has a double glazed bay window to the rear aspect, is laid to carpeted flooring and has a radiator to one wall. Bedroom three has a double glazed bay window to the front aspect, again laid to carpeted flooring and a radiator to one wall. Bedroom four has a double glazed window to the rear aspect, again carpeted flooring and a radiator. The bathroom has an obscure double glazed window to the rear aspect, tiled flooring and partly tiled walls. Benefitting from a heated towel rail and an oval clawfoot bath, there is also a walk-in shower, a wash hand basin and WC.



SERVICES

Gas, electricity, water 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

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

