



156 Archery Grove, Woolston, Southampton, SO19 9EU

In Excess of £460,000

WHITE & GUARD

156 Archery Grove

Woolston, Southampton

INTRODUCTION

Offered with no forward chain and located in the desirable location of Archery Grove in Woolston, this extended five bedroom detached family home offers excellent accommodation throughout. The property comprises a generously sized entrance hall, a 22ft lounge, an 18ft modern kitchen/diner, separate sitting room, a utility room and downstairs shower room on the ground floor. The first floor benefits from five bedrooms, a family bathroom and a separate shower room. Additional benefits include low maintenance front and rear gardens.

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 with its thriving centre and railway station is also only minutes away, along with 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 The property is accessed via the composite front door which opens into the entrance hall. The hallway has a double glazed window to the front aspect, laminate flooring, a radiator, stairs to the first floor with under stairs storage and access to both the lounge and kitchen. The 22ft lounge has two double glazed windows to the front aspect, carpeted flooring, has two radiators and a feature fireplace with wooden surround and marble hearth. Access opens into the sitting room via bi-folding wooden doors. The 18ft modern kitchen/diner has two double glazed windows to the rear aspect, laminate flooring, a radiator, a mixture of wall and base units with roll top worktops over and a stainless steel sink. Integrated appliances include an oven and hob with space for a dishwasher. The kitchen has access directly through to the sitting room which has double glazed French doors opening out to the garden, laminate flooring, a radiator and the room benefits from a log burner. The utility room has a UPVC double glazed door to the rear aspect, tiled flooring, with space for a fridge/freezer, a washing machine and a tumble dryer. There is built-in storage and access opening to the downstairs shower room which is laid to wooden flooring, has a radiator to one wall, with a shower, a wash hand basin and WC.

To the first floor landing, is an obscure double glazed window to the side aspect, carpeted flooring, and access to the bedrooms and bathroom. Bedroom one has a double glazed window to the front aspect, carpeted flooring, a radiator and access to the loft via a loft hatch. Bedroom two has a double glazed window to the rear aspect, carpeted flooring and a radiator. Bedroom three has a double glazed window to the front aspect, carpeted flooring and a radiator. Bedroom four has a double glazed window to the rear aspect, carpeted flooring and a radiator, as does bedroom five. The family bathroom has an obscure double glazed window to the front aspect, tiled walls and flooring and benefits from a heated towel rail. There is a panel enclosed bath with shower over, a wash hand basin with storage under and a WC. The separate shower room, at the opposite end of the landing has laminate flooring, tiled walls, again a heated towel rail, with a shower, a wash hand basin and a WC.



OUTSIDE Block paving leads to the front door with a brick wall wrapping around the front of the property with bushes and planters bordering. A wooden gate to the side provides access to the rear garden. The rear garden itself is mainly laid to lawn with a hard standing patio from the sitting room, with a wooden fence enclosing the garden which has flowerbeds bordering with a range of trees and plants.

SERVICES

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

BROADBAND AVAILABILITY

Superfast Fibre (Download speed 30-49 Mbps/Upload speed 6-8 Mbps)

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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.



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