



13 Florence Road, Woolston, Southampton, SO19 9BT

Offers in excess of £260,000

WHITE & GUARD

# 13 Florence Road

## Woolston, Southampton

**INTRODUCTION** This two bedroom semi-detached home is situated in the popular location of Florence Road in Woolston, within easy reach of both Weston Shore and Southampton City Centre, across the Itchen Bridge. Accommodation on the ground floor briefly comprises an entrance hall, a lounge to the front aspect, a downstairs bathroom and a 16ft kitchen/diner opening out to the rear garden. The first floor benefits from two double bedrooms, with additional benefits including off road parking for two vehicles 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 with its thriving centre, and Woolston railway station is also only minutes away. Woolston is a short drive away from both Weston Shore, which overlooks Southampton Water, as well as the beautiful Royal Victoria Country Park, set in 200 acres of grassy park and woodland. 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.

**AGENTS NOTE** The property is leasehold, with a 1000 year lease dating from 1853 - approx. 829 years remain on the lease. (No Ground Rent or Service Charges apply - Chamberlayne Estate /Absentee Freeholder).  
Disclaimer - information has been given by the owner - please seek verification via your solicitor prior to purchase.

- Leasehold - approx. 829 years remaining
- Southampton City Council - Band B
- EPC - Grade D





## INSIDE

The property is entered via the UPVC double glazed front door opening into the entrance hall. The hallway is laid to laminate flooring, has stairs leading to the first floor and doors leading to through to the lounge, the bathroom and the kitchen/diner. The lounge is situated to the front of the property and has a double glazed window to the front aspect, is laid to laminate flooring, has a radiator to one wall and a feature fireplace with wooden mantle, which is the focal point of the room. The bathroom has both tiled flooring and walls, with a heated towel rail, a panel enclosed bath with shower over, a wash hand basin and WC. The 16ft kitchen/diner has a double glazed window and door to the side aspect and double glazed French doors to the rear aspect opening to the garden. Laid to tiled flooring throughout, there is also a radiator to one wall and the kitchen has a mixture of white wall and base units with cupboards and drawers under and rolltop worktops over, along with a stainless steel sink. Integrated appliances include an oven and hob with extractor over, as well as space and plumbing for a washing machine and an American style fridge/freezer.

The first floor landing has a double glazed window to the side aspect, is laid to carpeted flooring and has doors leading to both bedrooms. Bedroom one has a double glazed window to the front aspect, a radiator to one wall and is laid to laminate flooring. Bedroom two has a double glazed window to the rear aspect overlooking the garden, a radiator to one wall and is again laid to laminate flooring.

## OUTSIDE

A dropped kerb to the front of the property gives access to the blocked paved driveway providing off road parking for two vehicles. A hard standing pathway leads down the side of the property to access the front door and a wooden gate to access the rear garden.

Steps lead down from the rear of the house to access a hard standing patio. The rear garden itself is mainly laid to lawn with a wooden gate to the rear providing rear access. The garden is also enclosed via wooden fence panelling.



## 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

Fibre optic Broadband is available with download speeds of up to 65 Mbps and upload speeds of up to 18.9 -17 Mbps. Information has been provided by the vendor/Openreach website.

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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.



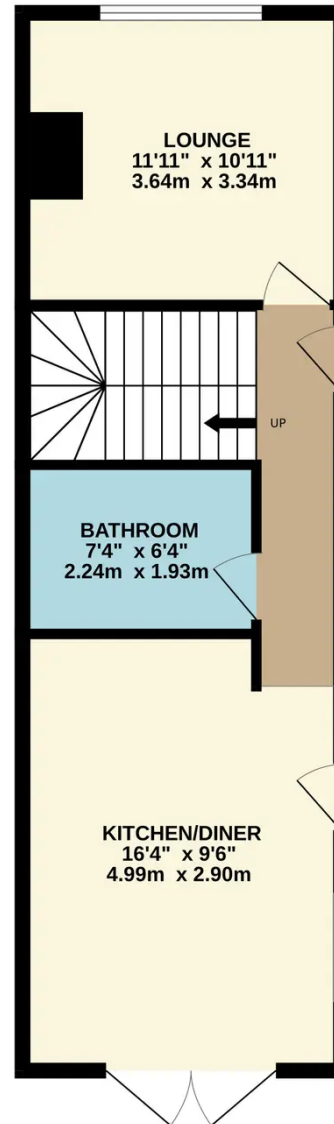
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PRS Property Redress Scheme

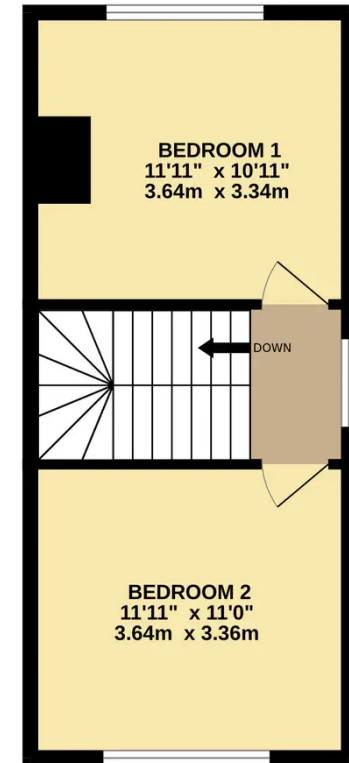
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GROUND FLOOR



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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