



8 Gilpin Close, Thornhill, Southampton, SO19 6BZ

In Excess of £350,000

WHITE & GUARD

8 Gilpin Close

Thornhill, Southampton

INTRODUCTION

This five bedroom end of terraced home offers excellent space and accommodation throughout. The property has been finished to a good standard throughout and briefly comprises a generously sized entrance hall, a 21ft lounge, an 18ft kitchen/diner, a utility room and cloakroom on the ground floor. To the first floor are five double bedrooms and a family shower room. Additional benefits include a low maintenance front garden, a large enclosed rear garden and off road parking to the side for multiple vehicles.

LOCATION

Thornhill is close to Bitterne which has a thriving centre that offers a broad range of shops and general amenities along with its own infant, primary, junior and senior schools and train station. Southampton's city centre with its broad range of shops including WestQuay shopping centre, its bars, restaurants, cinemas, amenities and mainline railway station is within easy reach. Southampton Airport is around twenty minutes away and all main motorway access routes are also close by, including M27 links east and west bound via M3 to M25 and via A3 to London.

OUTSIDE

To the front of the property, a wooden fence and gate enclose the front garden which is mainly laid to lawn with a hard standing pathway leading to the front door. The rear garden has been landscaped with a hard standing patio, an area laid to lawn and raised decking to the rear. The garden is low maintenance and enclosed via a wooden fence and brick wall. To the side of the property, a dropped kerb gives access to a hard standing driveway providing off road parking for multiple vehicles.

- Tenure - Freehold
- Southampton City Council - Band B
- EPC - Grade C





INSIDE

This well-presented home is entered via the composite front door opening into the entrance hall. The hallway is laid to laminate flooring, has a radiator to one wall, stairs leading to the first floor with understairs storage and doors leading to both the lounge and kitchen/diner. The well-proportioned 21ft lounge has a double glazed window to both front and side aspects, is laid to laminate flooring, has two radiators and a reclaimed Victorian cast iron fire with wooden surround and quartz hearth. The 18ft kitchen/diner has two double glazed windows to the front aspect and one double glazed window to the side aspect, is laid to laminate flooring, with a radiator to one wall. The kitchen area has a mixture of wall and base units with wood effect worktops and a composite sink with mixer tap. Integrated appliances include a dishwasher with space for a Range cooker and a fridge/freezer. The utility room, accessible via the kitchen/diner, is laid to laminate flooring, has a radiator to one wall, a mixture of wall and base units with cupboards and drawers under and roll top worktops over, as well as space and plumbing for a washing machine and a fridge/freezer. An inner hall is also accessible via the kitchen/diner and is laid to tiled flooring, has a double glazed door to the side aspect opening out to the garden and also has access to the downstairs shower room. The shower room itself has an obscure double glazed window to the side aspect, is laid to tiled flooring, has partly tiled walls, a radiator to one wall, a shower, WC and a wash hand basin.



To the first floor, the landing is laid to laminate flooring, has a loft hatch and doors leading to the bedrooms and bathroom. Bedroom one has a double glazed window to the side aspect, is laid to laminate flooring and has a radiator to one wall. Bedroom two has a double glazed window to the side aspect, is laid to laminate flooring and has a radiator to one wall. Bedroom three has a double glazed window to the front aspect, is laid to laminate flooring and has a radiator to one wall. Bedroom four has a double glazed window to both the front and side aspects, is laid to laminate flooring and has a radiator to one wall. Bedroom five has a double glazed window to the front aspect, is laid to laminate flooring and has a radiator to one wall. The shower room has an obscure double glazed window to the front aspect, is laid to laminate flooring, has partly tiled walls, a radiator to one wall, with a walk-in shower, WC and a wash hand basin.

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

Sky Broadband is available with download speeds of up to 45 Mbps. Information has been provided by the vendor.

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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.

