



2 Proctor Close, Thornhill, Southampton, SO19 6JL

Offers Over £280,000

WHITE & GUARD



# 2 Proctor Close

Thornhill, Southampton

## INTRODUCTION

This well-proportioned three bedroom mid-terraced family home is set in Thornhill. Accommodation on the ground floor briefly comprises a porch, an 18ft kitchen/diner, an 18ft lounge and a cloakroom. Whilst on the first floor there are three bedrooms and a family bathroom, with separate WC. Additional benefits include a good-sized front garden and a good-sized mature rear garden. To fully appreciate both the accommodation on offer and the property's location, an early viewing truly is a must.

## 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.

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







## INSIDE

The double glazed front door to this well-presented home, opens directly into the porch which has double glazed windows to both the front and side aspects. A secondary door then opens through into the beautiful kitchen/diner which has carpeted stairs to the first floor, with a useful cupboard under the stairs. The 18ft kitchen/diner has gorgeous wood effect tiled flooring and floor to ceiling radiators. There is a breakfast bar to one side, hand crafted to match the main kitchen which has soft close wall and base units with work surfaces over and soft close shelving units. The kitchen has a sink/drainer with mixer tap and a larder cupboard to one side. Integrated appliances include an oven, a microwave oven and an integrated dishwasher, with space for a washing machine, a tumble dryer and an American style fridge/freezer. There is a double glazed window and a double glazed door to the rear aspect, overlooking the garden. A cloakroom is found to the front of the property, positioned to one side of the kitchen. Comprising a WC and a wash hand basin, the cloakroom is also laid to wood effect tiled flooring and has a double glazed window to the front aspect. The well-proportioned 18ft lounge is situated adjacent to the kitchen/diner and is laid to laminate wood flooring, has a dual aspect with double glazed windows to the front and rear, various TV points with hidden wires, along with two radiators.

On the first floor landing, there is laminate wood flooring throughout and doors to all upper floor accommodation. Bedroom one has a double glazed window to the front aspect, a radiator to one wall and a built-in wardrobe. Bedroom two again has a double glazed window to the front aspect, as well as a radiator to one wall. Bedroom three has a double glazed window to the rear aspect, built-in storage and a radiator to one wall. The family bathroom has a large sink with storage under, a vanity mirror with lights, a panel enclosed bath with rain shower over, plus handheld shower. Fully tiled to both walls and flooring, the bathroom has a double glazed window to the rear aspect. The separate WC also has a double glazed window to the rear aspect, is laid to tiled flooring, with fully tiled walls and has a matching sink with storage under.

## OUTSIDE

The front garden is laid to lawn and has a pathway leading to the front door. The rear garden has a block paved patio, an automatic sunshade, a tiered area laid to lawn with a BBQ area to one side. There is a large shed and the garden is wall and fence enclosed, also benefitting from an outside tap.



## SERVICES

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

## BROADBAND

Broadband is available with download speeds of up to 173 Mbps and upload speeds of up to XX Mbps. Information has been provided by the vendor.

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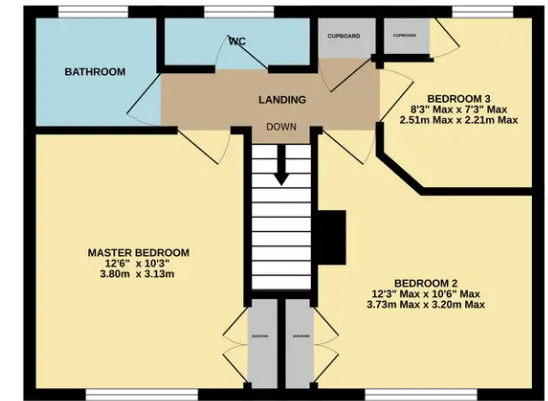
### Disclaimer

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.

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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