



19 Newtown Road, Woolston, Southampton, SO19 9HX

Offers Over £240,000

WHITE & GUARD

19 Newtown Road

Woolston, Southampton

INTRODUCTION

Offered with no forward chain, this three bedroom semi-detached family home offers excellent potential throughout. Accommodation briefly comprises an entrance hall, a lounge with box bay window, a dining room, a kitchen and a shower room on the ground floor. Whilst to the first floor are three bedrooms, two of which are doubles. Additional benefits include off road parking to the front and a large 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 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.

AGENTS NOTE

The property has years remaining on a 999 year lease. Absentee Freeholder. Disclaimer - please seek verification via your solicitor prior to purchase.

- Tenure - Leasehold
- Southampton City Council - Band B
- EPC - Grade E





INSIDE

Entering via the UPVC double glazed front door into the entrance hall, the hallway is laid to wooden flooring, has stairs leading to the first floor and doors leading to both the lounge and dining room. The lounge has a double glazed window to the front aspect, is laid to wooden flooring, has a radiator to one wall and a gas fire with brick surround and tiled hearth. The dining room has a double glazed window to the rear aspect, is laid to wooden flooring, has a radiator to one wall, an under stairs storage cupboard and a gas fire with back boiler. The kitchen is accessible via the dining room and has a double glazed window to the side aspect. A double glazed door to the side opens to access the rear garden. There is a mixture of wall and base units with worktops over and a stainless steel sink, with space for a cooker, a washing machine and a fridge/freezer. The shower room is accessible from the kitchen and has an obscure double glazed window to the side aspect, is laid to lino flooring, has a heated towel rail, a shower, a WC and a wash hand basin.

To the first floor, the landing is laid to carpeted flooring, has a loft hatch and doors opening to all three bedrooms. Bedroom one has a double glazed window to the front aspect, is laid to carpeted flooring, has a radiator to one wall, built-in wardrobes and storage. Bedroom two has a double glazed window to the rear aspect, is laid to carpeted flooring, has a radiator to one wall and a built-in storage cupboard. Bedroom three also has a double glazed window to the rear aspect, is laid to carpeted flooring, has a radiator to one wall and built-in storage.

OUTSIDE

A dropped kerb to the front of the property gives access to a hard standing driveway providing off road parking. The front garden is laid to lawn with a brick wall to both the front and side.

The rear garden is laid to hard standing from the rear of the house, leading to an area laid to lawn with the garden being bordered by a metal chain link fence and a hedgerow.



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

Superfast Fibre Broadband is available in the area with download speeds of up to 70-80 Mbps and upload speeds of up to 19-20 Mbps. Information has been provided by the 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.



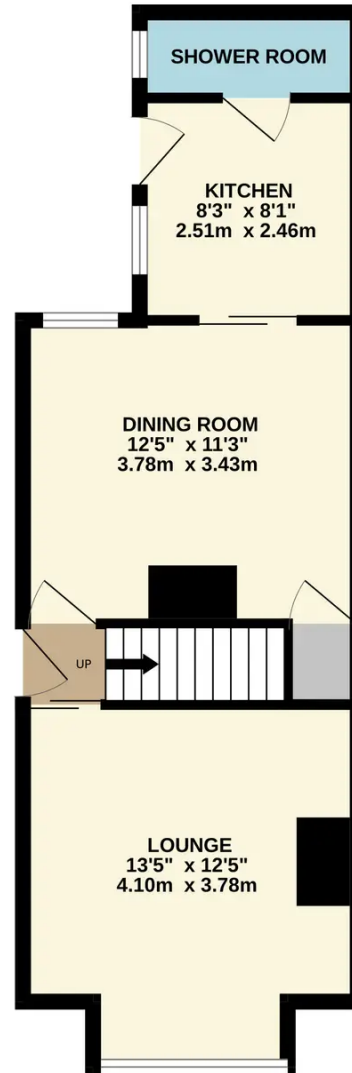
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PRS Property Redress Scheme

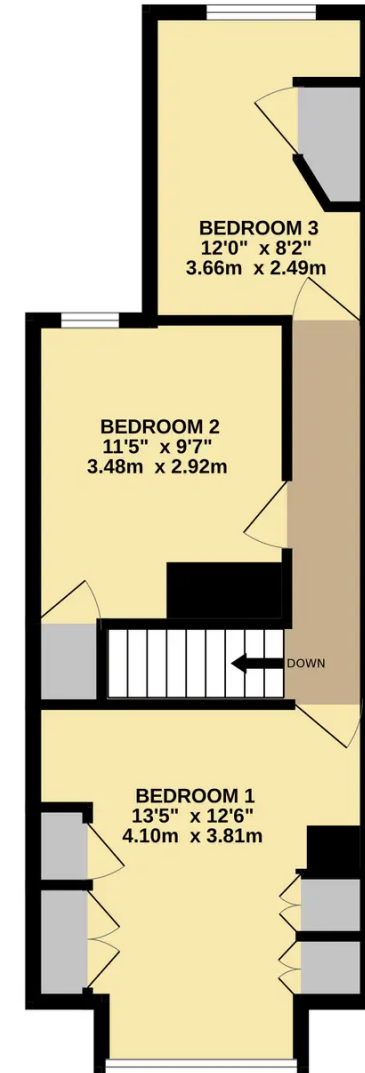
Zoopla



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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