



The Filey, John Thornycroft Road, Woolston, SO19 9XF

£354,950

WHITE & GUARD

The Filey

John Thornycroft Road, Southampton

INTRODUCTION Designed and built by leading property developer Crest Nicholson, comes a stunning collection of four bedroom end-of-terrace town houses. Ideal as a family home, The Filey is situated at Centenary Quay, a waterside location overlooking the River Itchen and Ocean Village with its marina. On the ground floor, accommodation briefly comprises a 15ft kitchen/dining area, a 16ft living area and a WC. To the first floor are bedrooms two and three, both with Juliette balconies, a study/bedroom four, along with the family bathroom. Whilst to the second floor are the master bedroom and an en-suite shower. Additional benefits include off road parking for one vehicle, a low maintenance rear garden with a patio area to the rear, perfect for relaxing and outside entertaining.

LOCATION Centenary Quay has a vibrant community with a café, bars and restaurants on its doorstep, along with a gym, as well as being close to Southampton city centre and its array of shops, including West Quay shopping centre, its bars, restaurants and Cinema de Lux. With well-established local schools (rated good or outstanding by Ofsted), Centenary Quay also has excellent travel links via car and train (Woolston station to Southampton Central train station, with regular connections to London). All main M27 motorway links are also within easy reach, both east and west bound including A3 via Guildford to London and via M3 to M25.

AGENTS NOTE

The property is freehold with a communal areas service charge of £734.01 (review date Jan annually). A 10 year Premier Warranty also applies (further information available on request).

- Tenure - Freehold
- Council Tax & EPC TBC - New Build





GROUND FLOOR The Filey is accessed via the front door opening into the entrance hall which is laid to AMTICO flooring, has stairs leading up to the first floor and doors opening to the kitchen/dining area, the living area and the cloakroom. The 15ft kitchen/dining area has a double glazed window to the front aspect, is laid to AMTICO flooring, has spotlighting and a radiator to one wall. Energy efficient integrated appliances include an oven and hob with extractor over, a dishwasher, a fridge/freezer and a washing machine. The wall and base units (include housing for the gas boiler) have cupboards and drawers under and worktops over, with a stainless steel sink and drainer. The attractive 16ft living area has a double glazed window and a double glazed door to the rear, is laid to AMTICO flooring, TV and data points, a radiator to one wall and useful storage cupboard under the stairs. The cloakroom has a pedestal wash hand basin and WC, is laid to AMTICO flooring, with partly tiled walls and a radiator to one wall.

FIRST FLOOR The landing is laid to carpeted flooring, has a radiator to one wall & stairs leading to the second floor. Bedroom two has a double glazed door with Juliette balcony to the front aspect, is laid to carpeted flooring and has a radiator to one wall. Bedroom three has a double glazed door with Juliette balcony to the rear aspect, again laid to carpeted flooring and has a radiator to one wall. The family bathroom is laid to AMTICO flooring, with a panel enclosed bath with hand held shower over, a matching pedestal wash hand basin and WC. Benefitting from a heated towel rail, the bathroom is also fully tiled.

SECOND FLOOR The second landing is laid to carpeted flooring, has a radiator to one wall and storage cupboard to one end. The master bedroom has a double glazed window to the front aspect, is laid to carpeted flooring, has a radiator to one wall and a door opening to the en-suite shower. The master en-suite is laid to AMTICO flooring, with a shower with sliding doors, a matching pedestal wash hand basin and WC, benefitting from a heated towel rail and being fully tiled.

OUTSIDE The Filey has an off road parking space for one vehicle. There is a bin store to the side of the front door. The rear garden is low maintenance with an area of lawn and a patio area to the rear, providing a great space for relaxing and entertaining. The garden is enclosed by 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.

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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.

