



24 Herrick Close, Thornhill, Southampton, SO19 6NE

In Excess of £140,000

WHITE & GUARD

24 Herrick Close

Thornhill, Southampton

INTRODUCTION

Set in Thornhill, comes this well-presented two bedroom ground floor flat. Accommodation briefly comprises an entrance hall, an 18ft lounge/diner, a kitchen, two double bedrooms and a bathroom. Additional benefits include a balcony and two large brick-built storage areas. Parking bays for residents are available opposite the building. 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 and junior schools, as well as its own 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.

AGENTS NOTE

The property is leasehold, and we are advised by the vendor that there are approx. 90 years remaining on the lease. (£9.96 Ground Rent per annum – not expected to increase/£54.51 Service Charge per month – review date Mar annually – as advised by the vendor. The service charge amount includes the Ground Rent & Insurance. Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold - 90 years/EPC - Grade D
- Southampton City Council - Band A





INSIDE

The double glazed composite front door is positioned to the side of the property and is accessed through a secure communal door.

The front door opens directly into the hallway, which is laid to laminate flooring, has a radiator to one wall and a further two storage cupboards, along with fixed shoe cabinet.

The 18ft lounge/diner has a double glazed window to the front aspect, along with a double glazed window and door to the side aspect. Laid to carpeted flooring, there is also a radiator and a floor to ceiling radiator to the opposite wall.

Bedroom one has a double glazed window to the side aspect, is laid to carpeted flooring and has a radiator to one wall.

Bedroom two has a double glazed window to the side aspect, is again laid to carpeted flooring, has a radiator to one wall and two integrated, double wardrobes to one side.

The bathroom has a double glazed window to the side aspect, a panel enclosed bath with shower over, a wash hand basin, a WC and benefits from a heated towel rail.

The kitchen has a double glazed window to the side aspect and is laid to vinyl flooring. Comprising a range of wall and base units with cupboards and drawers under and work surfaces over, the kitchen has a sink/drainer and tiling to principal areas. There is a free-standing gas cooker with the room boasting storage, including a single storage cupboard and a large walk-in larder cupboard, housing utilities.

OUTSIDE

There are communal facilities surrounding the property, and two large brick-built storage areas that belong to the property.



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 with download speeds of up to 32-46 Mbps and upload speeds of up to 6-11 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.



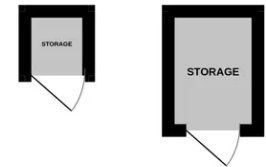
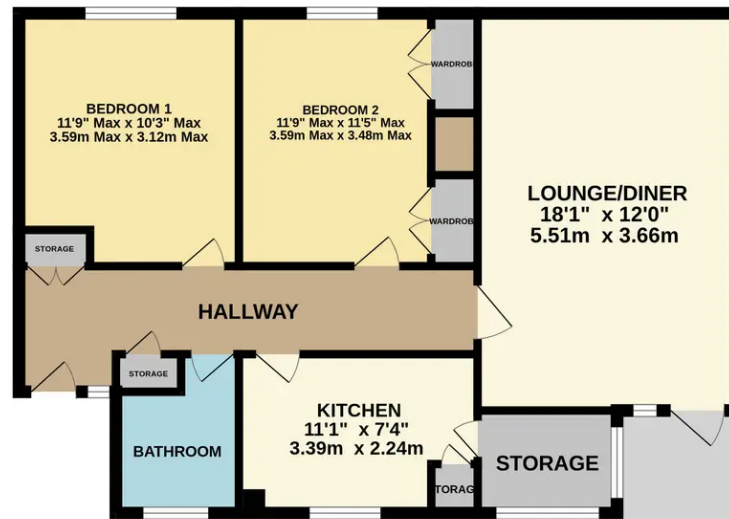
rightmove

PRS Property Redress Scheme

Zoopla



GROUND FLOOR 758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 sq.m.) approx.

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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