



15 Surrey Road, Woolston, Southampton, SO19 9ED

£260,000

WHITE & GUARD

15 Surrey Road

Woolston, Southampton

INTRODUCTION

Situated within the popular location of Woolston, this three bedroom semi-detached home has been finished to a good standard throughout. The accommodation briefly comprises an entrance hall, a 14ft lounge with bay window, a dining room open to the fitted kitchen and a bathroom on the ground floor. To the first floor are three bedrooms and a modern fitted shower room. Additional benefits include an enclosed rear garden and permit parking.

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 a 999 year lease. The vendor is currently in the process of buying the freehold - as confirmed by the vendor. Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold/ Vendor Purchasing Freehold
- Southampton City Council - Band B
- EPC - Grade TBC





INSIDE

This well-presented home is accessed via the wooden front door opening into the entrance hall. The hallway is laid to wooden flooring, has stairs leading to the first floor and access to both the lounge and the dining room. The 14ft lounge is situated to the front of the property and has a box bay window to the front aspect, is laid to wooden flooring and has a radiator to one wall. The dining room has a double glazed window to the rear aspect, is laid to wooden flooring, has a radiator to one wall, an understairs storage cupboard and access from the dining room opening into the kitchen. The fitted kitchen has a double glazed window and wooden door, both to the side aspect opening to the rear garden and is laid to tiled flooring. There is a mixture of wall and base units with cupboards and drawers under and wooden worktops over, along with a stainless steel sink. Integrated appliances include a fridge/freezer, along with an oven and hob with extractor over. Access from the kitchen leads to an internal hall which is laid to tiled flooring, has a storage area to one side, with space and plumbing for a washing machine, as well as housing the combi boiler. The bathroom is accessible from the internal hall and has an obscure double glazed window to both the rear and side aspects, is laid to wood effect lino flooring, benefits from a heated towel rail and has a panel enclosed bath, WC and a pedestal wash hand basin.

To the first floor, the landing has been laid to carpeted flooring, has a loft hatch and doors leading 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 and built-in storage over the stairs. Bedroom two has a double glazed window to the rear aspect, is laid to carpeted flooring and has a radiator to one wall. Bedroom three has a double glazed window to the rear aspect, is laid to carpeted flooring and has a radiator to one wall. The shower room has an obscure double glazed window to the side aspect, is laid to tiled flooring, benefits from a heated towel rail, with a shower, a WC and a wash hand basin.

OUTSIDE

To the front of the property, is a small front garden laid to shingle and a hard standing pathway leading down the side of the property to access the front door. A wooden gate opens to access the rear garden. The rear garden itself is laid to wooden decking which leads to an area laid to lawn. Mature trees and flowerbeds border the garden with a wooden shed to the rear, with the garden being enclosed via 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.

BROADBAND

Superfast Fibre Broadband is available with download speeds of up to 64-80 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.



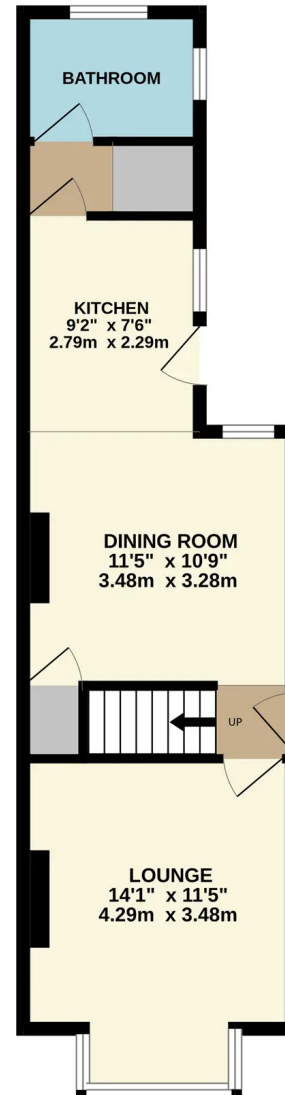
rightmove

PRS Property Redress Scheme

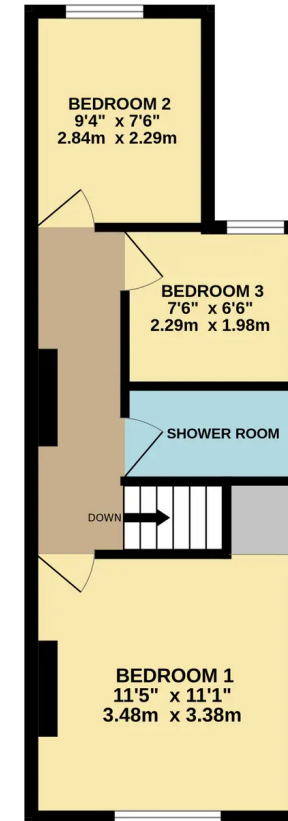
Zoopla



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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