



44 Church Road, Woolston, Southampton, SO19 9FS

£260,000

WHITE & GUARD

# 44 Church Road

Woolston, Southampton

## INTRODUCTION

Offered with no forward chain, this two bedroom end-of-terrace home offers excellent accommodation throughout. The property briefly comprises an entrance hall, a lounge with bay window, a dining room and a fitted kitchen to the rear on the ground floor. Whilst to the first floor are two double bedrooms and a family bathroom. Additional benefits include off road parking to the front and an enclosed 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.

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





## INSIDE

The property is entered via the UPVC double glazed front door opening into the small entrance hall. The hallway is laid to carpeted flooring, has stairs leading to the first floor, a door leading to the lounge and access through to the dining room. The lounge is situated to the front of the property and has a double glazed bay window to the front aspect, is laid to carpeted flooring and has a radiator to one wall. The dining room has a double glazed window to the rear aspect, is laid to laminate flooring, has a radiator to one wall, built-in under stairs storage and a door to the rear opening into the kitchen. The kitchen itself has a double glazed window to both the rear and side aspects, along with a double glazed door to the side aspect opening to the garden. Laid to laminate flooring, the kitchen has a radiator to one wall, a mixture of wall and base units with cupboards and drawers under and roll top worktops over, as well as a stainless steel sink. There is space for a washing machine, a dishwasher and a fridge/ freezer, along with an integrated oven and hob with extractor over.

The first floor landing is laid to carpeted flooring and has doors leading to both bedrooms and the bathroom. Bedroom one has a double glazed window to the front aspect, is laid to carpeted flooring, has a radiator to one wall and a built-in storage cupboard. Bedroom two has a double glazed window to the rear aspect, is again laid to carpeted flooring and has a radiator to one wall. The bathroom has an obscure double glazed window to the rear aspect, is laid to tile effect lino flooring, has a radiator to one wall and a built-in storage cupboard. There is a panel enclosed bath with shower over, a WC and a wash hand basin set in vanity unit with storage under.

## OUTSIDE

A dropped kerb to the front of the property gives access to the hard standing driveway, providing off road parking. A pathway leads to down the side of the property to access the front door. A wooden gate provides access to the rear garden.

The rear garden itself is mainly laid to lawn with a hard standing area from the rear of the house providing an area for seating. The garden is enclosed via a 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

Ultrafast Fibre Broadband is available with download speeds of up to 1800 Mbps and upload speeds of up to 120 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

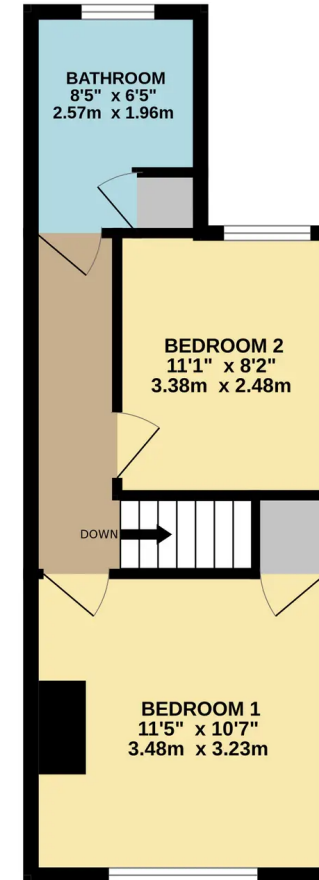
Zoopla



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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