



98 Newtown Road, Woolston, Southampton, SO19 9HQ

In Excess of £400,000

WHITE & GUARD



# 98 Newtown Road

Woolston, Southampton

## INTRODUCTION

Set in the popular location of Woolston, comes this well-presented and extended three bedroom semi-detached home. Accommodation briefly comprises an entrance hall, a kitchen/diner, downstairs WC and a 27ft lounge/study room. Whilst the first floor comprises the landing leading to all further accommodation, which includes three double bedrooms and a four-piece family bathroom. Additional benefits include a driveway with parking for four cars and a rear garden of approx. 100ft. To fully appreciate both the accommodation on offer and the property's location, an early viewing truly is a must.

## 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 D







## INSIDE

The property is accessed via the double glazed glass featured front door which opens into the entrance hall. The hallway is laid to carpeted flooring and has carpeted stairs to the first floor. The spacious kitchen has a double glazed window and double glazed French doors to the rear aspect, overlooking the stunning and landscaped rear garden. There is a range of wall and base units with cupboards and drawers under, fitted worktops over and a one and a half sink/drainer with mixer tap. The kitchen has tiling to walls in part and is laid to slate tile flooring. There is a Range style cooker with an eight-ring gas hob, double oven and grill with extractor over and the vendor is kindly leaving her dishwasher, washing machine and American style fridge/freezer. The lounge is 27ft long and has a dual aspect, boasting light and space with two double glazed windows, one bay window to front and a window to side aspect. The lounge is laid to carpeted flooring, has a TV point, two radiators and a gas fireplace. There is a downstairs cloakroom, fitted under the stairs between the kitchen and lounge/study. The cloakroom has a WC, a wash and hand basin and is laid to vinyl flooring.

The first floor landing is laid to fitted carpets, has a radiator and loft access to an insulated loft. The master bedroom has a dual aspect, with double glazed windows to both the front and rear aspects and has a radiator to one wall. Laid to carpeted flooring, the master benefits from built-in double wardrobes either side of the bed, with storage also above the headboard. Bedroom two has a double glazed window to the front aspect, is laid to carpeted flooring and has a radiator to one wall. The third bedroom has a double glazed window to the side aspect, a built-in wardrobe, an airing cupboard, is laid to carpeted flooring and has a radiator to one wall. The large family, four-piece bathroom has a double glazed obscured window to the rear aspect, a bath, a large shower, a wash hand basin and a WC. Benefitting from a built-in vanity storage and a fitted mirror, there is also a heated towel rail, and the bathroom is fully tiled.

## OUTSIDE

This family home benefits from an extensive rear garden, standing at over approx. 100ft and has a large block paved driveway for four cars. The rear garden is mainly laid to lawn, has a patio area to the front, features raised flower beds, with shrub and flowered borders and is fence enclosed. There are two sheds to the rear and the garden also benefits from an outside tap.



## 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 54-73 Mbps and upload speeds of up to 17-20 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.



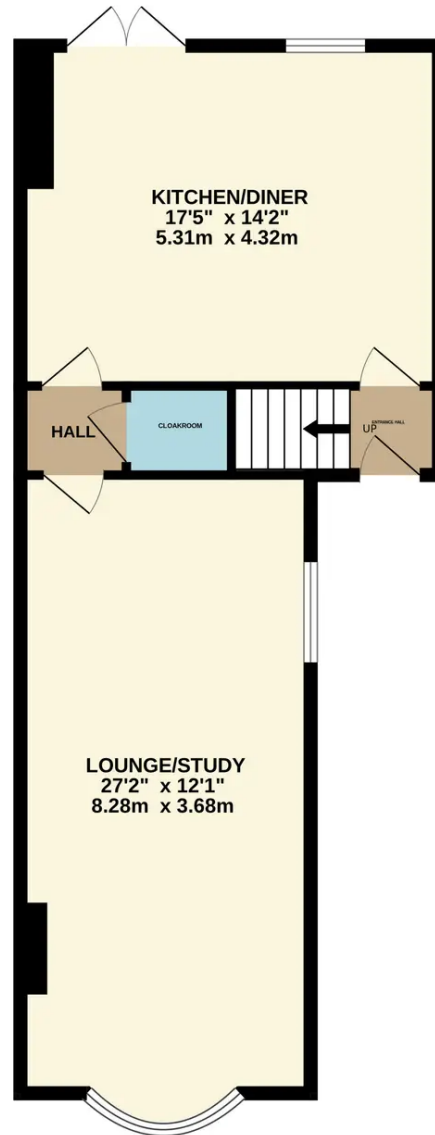
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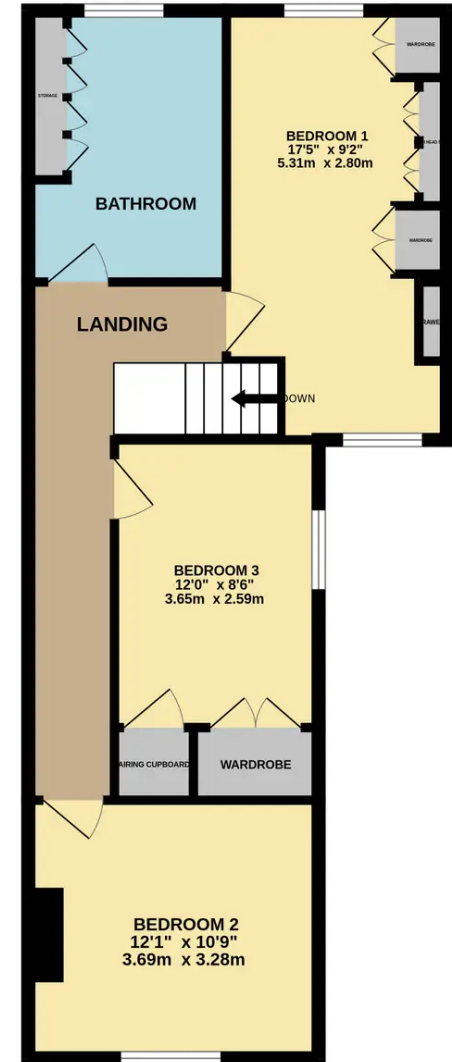
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GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1239 sq.ft. (115.1 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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