



49 Bramdean Road, Thornhill Park, Southampton, SO18 5HW

Offers Over £350,000

WHITE & GUARD



# 49 Bramdean Road

Thornhill Park, Southampton

## INTRODUCTION

Set in the popular location of Thornhill Park, comes this immaculately presented three bedroom semi-detached home. Accommodation briefly comprises an entrance hall, a 18ft lounge/diner, an 18ft kitchen/breakfast room and a 14ft garden room. Whilst the first floor comprises three good-sized bedrooms and a family bathroom. Additional benefits include a garage to the side of the property with parking in front on the driveway, an attractive rear garden with patio and a garden room with power and lighting. To fully appreciate both the accommodation on offer and the property's location, an early viewing truly is a must.

## LOCATION

The property is situated within walking distance to Telegraph Woods which has approx. 50 acres of woodland and has a good selection of nearby local schools. Thornhill Park is close to Bitterne 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.

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







**INSIDE** The property is entered via the double glazed glass featured front door opening into the entrance hall. The hallway is laid to engineered wood flooring and has a radiator. Carpeted stairs lead up to the first floor and there are two storage cupboards, one under the stairs and one housing the boiler. The 18ft lounge/diner is laid to engineered wood flooring, has an open fireplace and a triple aspect, with two double glazed windows to the side access and one double glazed window to the front aspect. There is also a radiator, along with TV and telephone points. The 18ft kitchen/breakfast room is a large open plan room, with a fitted range of wall and base units with cupboards and drawers under and work surfaces over. The kitchen also has an induction hob, a double oven and grill with extractor over, a one and half sink/drainer and tiled splash back. Integrated appliances also include a fridge/freezer, a dishwasher and a washing machine. There are French doors to the side aspect and two double glazed windows, one to the side aspect and one to the front aspect. The whole room is laid to engineered wood flooring with direct access out to the rear garden.

To the first floor, the landing is laid to carpeted flooring, has access to the loft via a ladder and has a double glazed window to the front aspect. Bedroom one has a double glazed window to the side aspect, is laid to carpeted flooring, has a large double fitted wardrobe and a radiator. Bedroom two has a double glazed window to the side aspect, is laid to carpeted flooring, with two double fitted wardrobes and a radiator. The third bedroom has a double glazed window to the side aspect, is again laid to carpeted flooring, has a storage cupboard and a radiator. The four-piece family bathroom has two double glazed windows - the one close to the shower being obscured, a panel enclosed bath, a separate shower cubicle, a vanity wash hand basin with storage under and a WC. The bathroom benefits from a heated towel rail and is part-tiled to walls and has tiled flooring.

**OUTSIDE** To the front of the property, there is a pathway leading to the front door with grass surround and side access to the rear garden. The garden itself enjoys a sunny aspect and is separated in part to patio - perfect for eating al fresco or entertaining, being accessed from the kitchen/breakfast room. The garden room is also accessed from the patio area and is double glazed to the side and front aspects, is laid to rubber flooring and has access to the garage. The area of the garden laid to lawn has flower, shrub and tree borders. The garage, situated at the end of the garden, has an up and over door, fitted shelving, a cupboard with work surface over, along with power/lighting. The garage is also accessed from the road and has parking to the front on the driveway.



## 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 26-37 Mbps and upload speeds of up to 4-7 Mbps. Information has been provided by the Openreach website.

T: 023 8202 2192

5 West End Road, Bitterne,  
Southampton, Hampshire, SO18 6TE

E: bitterne@whiteandguard.com

W whiteandguard.com

## 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.

