



10 Priory Avenue, St. Denys, Southampton, SO17 2LT

Guide Price £550,000 to £575,000

WHITE & GUARD

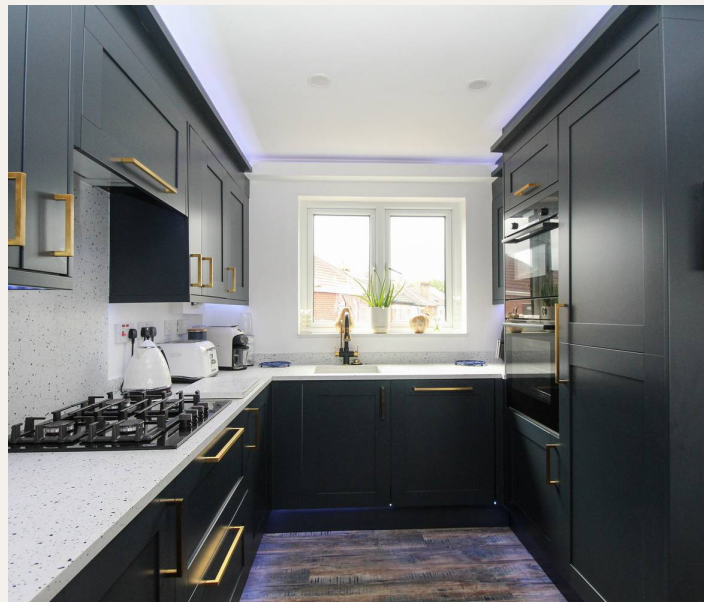
10 Priory Avenue

St. Denys, Southampton

INTRODUCTION Rarely available to the market, this gorgeous riverside townhouse is set in the popular location of St Deny's. Accommodation is staggered over three floors. The ground floor briefly comprises an inviting entrance hall, a utility room and a well-proportioned master bedroom with en-suite (currently being used as a games room), which opens directly to the garden terrace overlooking the River Itchen. On the first floor, the accommodation is open plan and comprises a kitchen/breakfast area and lounge, with an impressive balcony, directly looking over the river to Riverside Park. Whilst the second floor comprises the second bedroom, the third bedroom and the family bathroom. The second bedroom also enjoys direct water views. Additional benefits include a purified water system, a good-sized garden terrace and a private gated entrance with off road parking. To fully appreciate both the accommodation on offer and the property's riverside location, an early viewing truly is a must.

LOCATION St Denys is part of the riverside district of Southampton overlooking the River Itchen and is within easy reach of Southampton city centre. St. Denys has its own train station and the property is within catchment for St. Denys Primary School, with a good selection of secondary schools available (as per southampton.gov.uk catchment checker). 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.

- Leasehold - with Share of Freehold
- Council Tax C/ EPC - Grade C





INSIDE The double-glazed front door opens directly into the entrance hall which has wood effect flooring, an under stairs cupboard, and stairs leading to the first floor landing. The utility room comprises a sink drainer with work surfaces over, has wall and base units, with space for a fridge/freezer, a washing machine and a dryer. A door to one side accesses the remaining space left in the garage, providing storage with an up and over door. The master bedroom is located to the rear and has direct access to the garden terrace. The master, currently being used as a games room, has a skimmed ceiling with spotlighting, and built-in wardrobes. The whole rear wall is split between double glazed windows and double glazed sliding doors, enabling you to enjoy the stunning water views. The newly fitted and fully tiled en-suite comprises a large rainfall shower behind a glass shower screen. With a wash hand basin which has storage under, there is also a fitted mirror, hidden storage, as well as the WC.

To the first floor, the landing has wood effect flooring, a double glazed window to the front aspect and is open plan to the kitchen/breakfast room and the lounge area. The kitchen/ breakfast area has a double glazed window to front aspect, a range of wall and base units with MANILVA Quartz worktops, a sink/drainage and a breakfast bar. Integrated appliances by BOSCH & AEG include a double oven with grill and gas hob with extractor over. The lounge benefits from a media wall (see additional asset information sheet) and has double glazed windows and double glazed sliding doors opening to the balcony, which overlooks the terrace and shared mooring, with stunning views of the River Itchen.



To the second floor, the stairs and landing are carpeted with a double glazed window to the front aspect. The third bedroom has a double glazed window to the front aspect, carpeted flooring and a radiator. The family bathroom is fully tiled and has an airing cupboard, with a matching three-piece suite comprising a bath with shower over, a wash hand basin with storage under and a WC. The second bedroom has two double built-in wardrobes and the entire rear wall is made of double glazed glass, providing STUNNING views. This room has carpeted flooring and floor to ceiling radiators. There is also a 'television bed' that is negotiable on offer.

OUTSIDE The private gated parking to the front provides off road parking - one for the property and one visitor's parking space. There is a garden terrace mainly laid to patio, with shrubs, flowers and trees borders and is wall enclosed.

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

Gfast Fibre Broadband is available with download speeds of up to 200-317 Mbps and upload speeds of up to 18-50 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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