



1 Solent Avenue, Thornhill, Southampton, SO19 6BB

Guide Price £350,000 - £375,000

WHITE & GUARD

1 Solent Avenue

Thornhill, Southampton

INTRODUCTION

This well-appointed three bedroom detached bungalow comes well-presented. Accommodation briefly comprises a 20ft lounge, a bright 17ft kitchen diner with vaulted ceiling, three good-sized bedrooms – two of which are doubles, and a modern family bathroom. Additional benefits include a driveway providing off road parking for two vehicles, a garage and a rear garden with patio and decking. Viewings come highly recommended to appreciate the accommodation on offer.

LOCATION

Situated on the Poet's Estate in Thornhill, the property is conveniently situated close to Bitterne has a thriving centre that offers a broad range of shops and general amenities along with its own infant, primary, junior and senior schools and 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 C





INSIDE

The property is entered via the double glazed front door opening into the welcoming entrance hall. The hallway is laid to wood effect laminate flooring, with doors leading to all the accommodation.

The well-proportioned 20ft lounge is a triple aspect room with double glazed windows to the front and sides, is laid to carpeted flooring with a fireplace to one side, making this the focal point of the room with an electric fire and marble hearth.

The attractive 17ft kitchen/diner has a vaulted ceiling, a double glazed window to the rear, a double glazed door to the side aspect and double glazed French doors leading out to the rear garden – making this a bright and airy room. Laid to wood effect laminate flooring, the kitchen comprises a range of wall and base units with cupboards and drawers under, roll top worktops over and a stainless steel sink/drainer with boiling water tap. The kitchen benefits from a breakfast bar, with integrated appliances including a Range style cooker with electric over, a gas hob with extractor over and a dishwasher. To one side of the kitchen is space for a fridge/freezer and a utility cupboard to another housing the washing machine and tumble dryer.

The family bathroom has an obscure double glazed window to the rear aspect, a panel enclosed bath, a walk-in shower, a hand basin set in vanity unit with storage below and a WC. The bathroom is fully tiled and benefits from a heated towel rail.

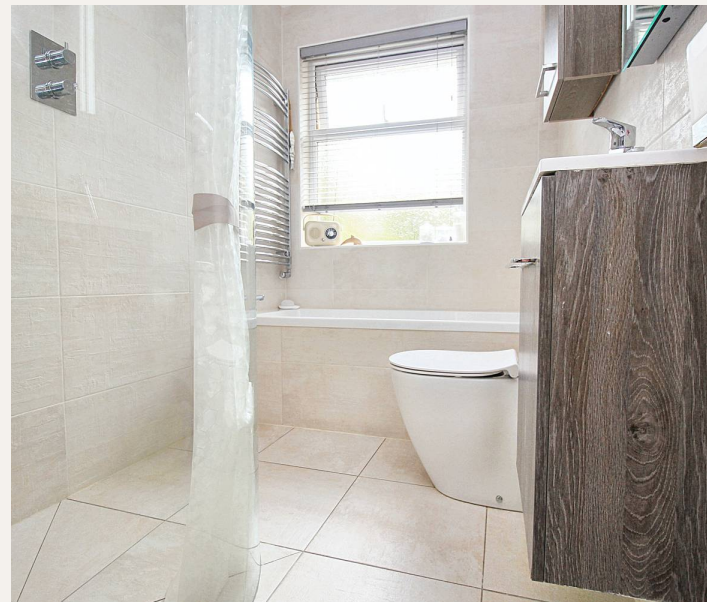
Bedroom one has a double glazed window to the front aspect, is laid to carpeted flooring, has a radiator to one wall and a fitted wardrobe.

Bedroom two has a double glazed window to the rear aspect, is also laid to carpeted flooring and has a radiator to one wall, with a fitted cupboard to one side.

Bedroom three has a double glazed window to the front aspect, is laid to wood effect laminate flooring and has a radiator to one wall.

OUTSIDE

To the front of the property is a detached garage and a driveway providing off road parking for two vehicles. The rear garden is laid to patio with space for garden furniture, with steps leading up to a raised area which is laid to decking and slate chippings. The garden has shrubs, bushes and some trees surrounding, along with being fence panel 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

Virgin Broadband is available with download speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps. Information has been provided by the vendor.

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.



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GROUND 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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