



7 Temple Gardens, Woolston, Southampton, SO19 9FD

£375,000

WHITE & GUARD

7 Temple Gardens

Woolston, Southampton

INTRODUCTION

Situated in the quiet and popular location of Temple Gardens in Woolston, this extended three bedroom semi-detached family home has been finished to a high standard. Accommodation on the ground floor briefly comprises an entrance hall, a downstairs cloakroom, a lounge with bay window, a sitting room and 17ft open plan kitchen/diner. Whilst the first floor benefits from three bedrooms and a modern fitted family bathroom. Additional benefits include off road parking to the front and an enclosed rear garden with outdoor office/summerhouse.

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 C
- EPC - Grade TBC





INSIDE This well-proportioned family home is entered via the UPVC double glazed front door opening into the entrance hall. The hallway is laid to laminate flooring, has a radiator to one wall, stairs leading to the first floor with under stairs storage and access to all principal rooms. The downstairs cloakroom has an obscure double glazed window to the side aspect, is laid to tiled flooring, has partly tiled walls and a heated towel rail, with a WC and a wash hand basin which has storage under. The lounge/bedroom four 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 sitting room is laid to carpeted flooring, has a radiator to one wall and an inset log burner. Access opens from the sitting room into the extended kitchen/diner. The 17ft kitchen/diner has a double glazed window to the side aspect, double glazed bi-folding doors to the rear aspect opening to the garden and three Velux windows in the vaulted ceiling. Laid to laminate flooring, there is a radiator to one wall and a range of wall and base units with cupboards and drawers under and wooden worktops over, along with a ceramic sink. A central island provides additional storage and seating area. There are integrated appliances including a fridge/freezer, a washing machine, a dishwasher, as well as a double oven and hob.

To the first floor landing, there is a double glazed window to the side aspect, a loft hatch and doors leading to the bedrooms and bathroom. Bedroom one is situated to the front of the property and has a double glazed bay window to the front aspect, is laid to carpeted flooring, has a radiator to one wall and two built-in wardrobes. Bedroom two has a double glazed window to the rear aspect, is laid to carpeted flooring, has a radiator to one wall and two built-in wardrobes. Bedroom three has a double glazed window to the front aspect, is 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 tiled flooring and has partly tiled walls, along with a heated towel rail. The panel enclosed bath has a shower over, there is a WC and the wash hand basin with storage under completes the first floor accommodation.



OUTSIDE To the front of the property, a shingled driveway provides off road parking with a flowerbed to one side. A pathway leads to the front door and down the side of the property to access the rear garden, via a wooden side gate. The rear garden has a hard standing patio from the rear of the house leading to an area laid to lawn. An additional patio area is situated to the rear of the garden with access provided to the summerhouse/outdoor office. Multiple flowerbeds border the garden which is enclosed via 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

Superfast Fibre Broadband is available with download speeds of up to 35-59 Mbps and upload speeds of up to 8-13 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.



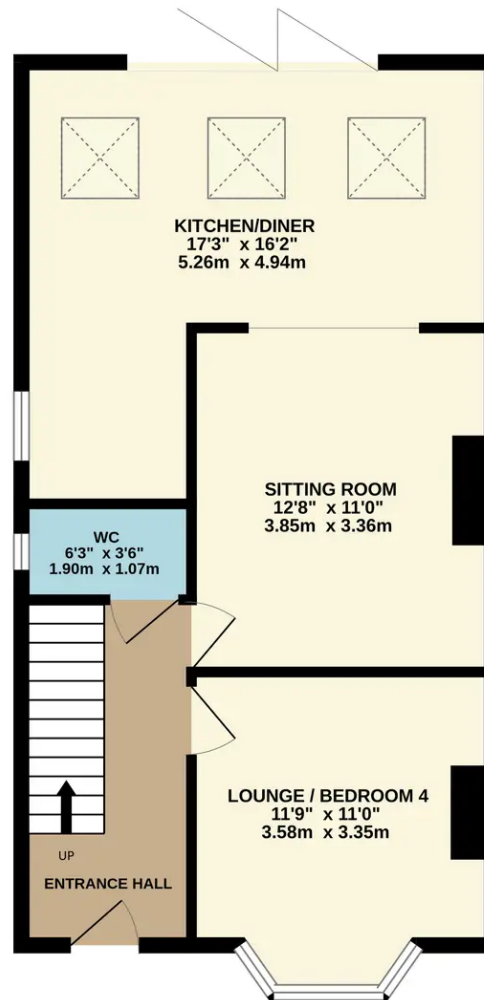
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PRS Property Redress Scheme

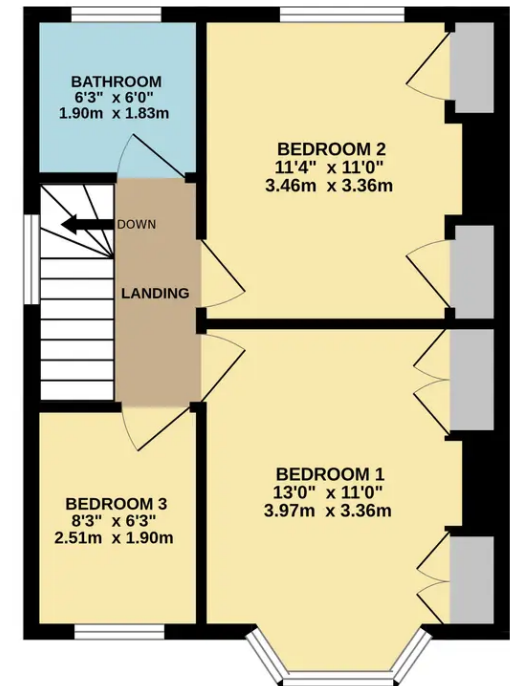
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GROUND FLOOR



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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