



6 Priestwood Close, Thornhill Park, Southampton, SO18 5RN

In Excess of £210,000

WHITE & GUARD



## INTRODUCTION

Situated in the popular location of Thornhill Park, this three-bedroom first floor maisonette is finished to a good standard. Accommodation briefly comprises an entrance hall, three bedrooms, a bathroom, a large lounge, a kitchen. Additional benefits include a garage and a private rear garden. The plot is unique to the road as there is only one other three bed maisonette on the close.

## LOCATION

Thornhill Park is close to Bitterne which has a thriving centre that offers a broad range of shops and general amenities along with its own infant, primary, junior, 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, M3 and A3 to London.

## AGENTS NOTE

The property is leasehold, (with the lease dating from 2005) and we are advised that there is approx. 126 years remaining on the lease. Disclaimer - information has been given by the owner - please seek verification via your solicitor prior to purchase.

- Leasehold - 126 Years
- Southampton City Council - Band B
- EPC - Grade D







## INSIDE

Entering directly into the porch, through the double glazed featured front door, there is access to stairs leading to the landing and all principle living accommodation.

The porch has a double glazed window to the side aspects, laid to fitted carpets and a wall light.

The landing is laid to fitted carpets, has a loft hatch and a radiator to one wall.

The master bedroom benefits from being dual aspect, with two double glazed windows to the front and the rear aspect, laid to carpeted flooring and a radiator to one wall.

Bedroom two has a double glazed window to the front aspect, laid to carpets, two fitted wardrobes, a third storage cupboard and a radiator to one wall.

Bedroom three has a double glazed window to the front aspect, laid to fitted carpets, a fitted wardrobe and a radiator to one wall.

The lounge is very light and bright, with two double-glazed windows to the rear aspect and double-glazed French doors to the rear aspect. This room is fitted with carpets, has a fireplace and a radiator to one wall.

The kitchen has a double glazed window to the rear aspect, laid to tiled flooring, a range of wall and base with cupboards under and work surfaces over. Integrated appliances include a gas hob and an electric oven with grill, a sink drainer, along with plumbing for a washing machine and space for a fridge/freezer.

The bathroom has an obscure double glazed window to the side aspect, laid to tiled flooring and part tiled walls, a heated towel rail, a bath with shower over, a WC and wash hand basin.

## OUTSIDE

This property benefits from its very own garden, which has an array of flowers, trees and shrubs, area of lawn and shed, along with an outside tap. There is also a garage with an up and over door, in a block.



## 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 Broadband is available with download speeds of up to 24 - 35 Mbps and upload speeds of up to 3 - 6 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.



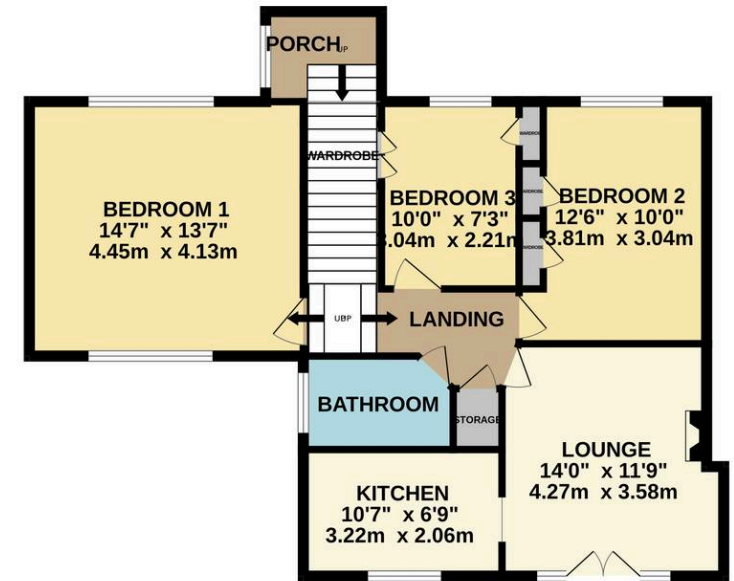
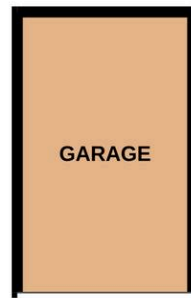
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PRS Property Redress Scheme

Zoopla



## 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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