



2 Longmore Avenue, Woolston, Southampton, SO19 9FZ

Guide Price £400,000 - £415,000

WHITE & GUARD

INTRODUCTION

Set along Longmore Avenue in Woolston, is this substantial four bedroom semi-detached family home with a large west facing rear garden and available with no forward chain. Comprising a rear and side extension, the ground floor offers a wealth of accommodation which includes a 21ft kitchen/dining room, two reception rooms, a ground floor WC and a utility room. In addition to this, there is a fourth bedroom with an en-suite shower room. Whilst on the first floor, are three well-proportioned bedrooms and a large family bathroom suite. Externally, this lovely home has a large rear garden and driveway for 2-3 vehicles.

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.

OUTSIDE

Externally, a dropped kerb provides vehicular access to a large driveway, which has a gate to one side providing pedestrian access. The large rear garden is west facing and is enclosed via wood panel fencing. A decking terrace steps down to an area predominantly laid to lawn with a plant border to one side.

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





INSIDE

A double glazed door opens into a welcoming and sizeable entrance hall. Stairs lead to the first floor, with an under stairs storage cupboard, a radiator to one wall, a featured acoustic wall panel and doors lead to the principal accommodation.

The well-proportioned lounge, set to the front of the house, has a double glazed bay window to the front aspect, a radiator to one wall and is laid to laminate flooring. Adjacent to the lounge is the family room, which is laid to laminate flooring and opens into the large kitchen/dining room.

The kitchen itself comprises a range of matching wall and base work units with fitted composite quartz work surfaces over, incorporating an inset composite sink. In terms of the appliances, the kitchen offers a Range cooker, a fridge/freezer and a dishwasher. All the appliances could remain within the sale. The room offers space for a dining table and chairs, has French doors leading to the garden and a window to the rear aspect. To the far side of the kitchen, access opens into an inner lobby which has a wall mounted combination boiler (installed 2019) and a further door opens into the ground floor WC, which has been newly fitted.

From the hallway, a door opens into the utility room which has fitted work surfaces with an inset stainless steel sink and drainer, space and plumbing for washing machine and an under counter freezer. A double glazed door to the side, opens into the conservatory/lean-to and provides access into bedroom four. Having undergone conversion of the original garage, the room now offers a good sized single room with an en-suite shower room, which comprises an enclosed mains shower cubicle, WC, heated towel rail, a wash hand basin and sky light.

The first floor landing has a double glazed window to the side elevation, laid to carpeted flooring access to the loft space and doors leading to all rooms.

The master bedroom is set to the front of the house, has a bay window to the front aspect, laid to tiled flooring, fitted wardrobes and a radiator to one wall.

Bedroom two, also a well-proportioned double room, laid to tiled flooring, has a radiator to one wall and space for bedroom furniture, with the third bedroom being a good sized single room.

The spacious family bathroom suite comprises a panel enclosed 'p' shaped bath with shower over and fitted shower screen, a wash hand basin and WC.

SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Full Fibre Broadband is available with download speeds of up to 1600 Mbps and upload speeds of up to 115 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.

