



## Oak Road

Woolston, SO19 9BR

Offers In Excess Of £80,000



Ideally situated within a short walk of Woolston centre and easy access to the City Centre via Itchen Bridge. A studio apartment in period property with parking.

The property benefits from a three piece bathroom suite, kitchen with ample work surfaces, storage cupboard and a good sized lounge/bedroom, plus parking for one vehicle to rear.



## COMMUNAL ENTRANCE

Intercom entry system, fitted carpet doors to all flats.

## LIVING ROOM/BEDROOM

sash window to front aspect, window to side aspect, electric wall mounted heater, fitted carpet. TV point, open plan to:

## FITTED KITCHEN

Fitted base units with worktops over, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for electric oven with built in electric hob, window to side aspect.

## BATHROOM

Fitted three piece coloured suite comprising of panelled bath with shower over, pedestal wash hand basin and low level WC.

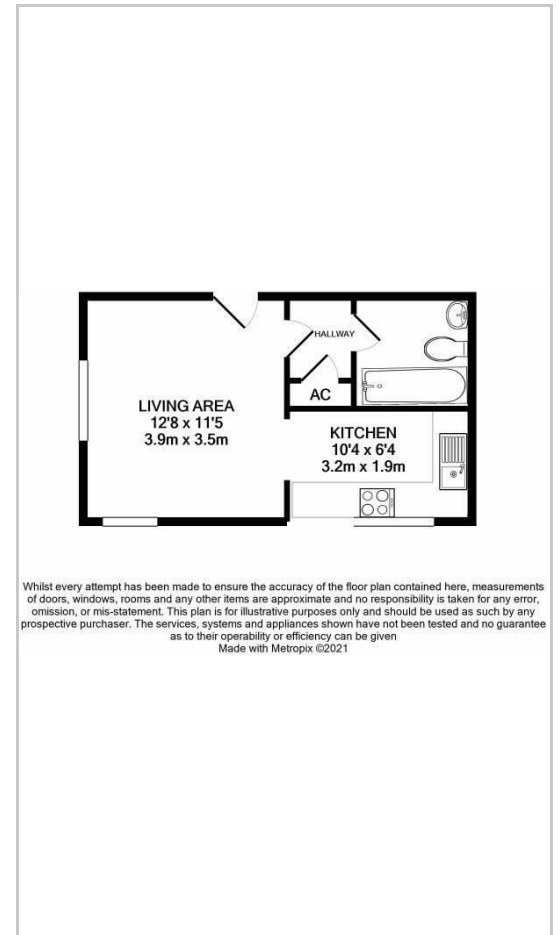
## COMMUNAL GARDENS

Resident parking to rear, paved patio area with washing lines, lawned area to front.

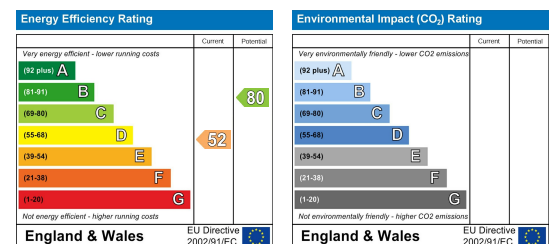
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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