

HUNTERS[®]

HERE TO GET *you* THERE



Newtown Road

Woolston, Southampton, SO19 9HQ

Asking Price £360,000



Council Tax: C



95 Newtown Road

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ENTRANCE

Double glazed door leading to:

ENTRANCE HALL

Coving to ceiling, panelled walls, radiator, laminate flooring, stairs to first floor, under stairs storage cupboard, folding door to Kitchen, door to:

WC

Obscure double glazed window to front aspect, two piece white suite comprising, wash hand basin and low-level wc, tiled splash back, radiator, fitted carpet.

FAMILY ROOM/BEDROOM 5

14'0" x 8'0" (4.27 x 2.44)

Double glazed window to front aspect, coving to ceiling, built in cupboard with hanging rail & shelf, TV point, fitted carpet.

KITCHEN

15'3" x 10'6" (4.65 x 3.20)

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with mixer tap over, space for fridge and fridge/freezer, built-in electric oven & four ring gas hob with extractor hood over, double glazed window to front aspect, coving to ceiling, radiator, tiled flooring, door to:

UTILITY ROOM

10'3" x 5'3" (3.12 x 1.60)

Half brick and double glazed construction with polycarbonate roof, laminate flooring, wall mounted boiler, space & plumbing for washing machine with worktop over, double glazed door to side.

LIVING ROOM

SITTING AREA

13'9" x 10'9" (4.19 x 3.28)

Coving to ceiling, wall mounted living flame effect electric fireplace, radiator, TV point, fitted carpet, double glazed sliding door to Conservatory, open plan to:

DINING AREA

10'9" x 8'0" (3.28 x 2.44)

Double glazed window to rear aspect, radiator, laminate flooring.

CONSERVATORY

Half brick and double glazed construction with polycarbonate roof, laminate flooring, double glazed sliding door to garden, door to:

STUDY

6'0" x 5'3" (1.83 x 1.60)

Half brick and double glazed construction with polycarbonate roof, laminate flooring.

LANDING

Coving to ceiling, smoke detector, access to loft via hatch, built in airing cupboard housing hot water tank with slatted shelving, fitted carpet, doors to:

MASTER BEDROOM

12'0"max x 10'9" (3.66max x 3.28)

Double glazed window to rear aspect, coving to ceiling, TV point, fitted carpet, door to:

EN-SUITE SHOWER ROOM

Two piece suite comprising tiled shower enclosure and pedestal wash hand basin, obscure double glazed window to rear aspect, coving to ceiling, tiling to principle areas, tiled flooring.

BEDROOM TWO

12'0" x 8'6" (3.66 x 2.59)

Double glazed window to front, fitted carpet, TV point, coving to ceiling.

BEDROOM THREE

10'6" x 8'6" (3.20 x 2.59)

Double glazed window to front aspect, obscure glazed internal window, radiator, coving to ceiling, fitted carpet.

BEDROOM FOUR

10'9" x 7'3" (3.28 x 2.21)

Double glazed window to rear aspect, coving to ceiling, radiator, fitted carpet.

FAMILY BATHROOM

Recently fitted Four piece suite comprising panelled bath with telephone style mixer tap, pedestal wash hand basin, tiled shower enclosure with electric shower and low-level WC, tiled surround, obscure double glazed window to side, radiator, vinyl flooring, coving to ceiling with recessed spotlights.

OUTSIDE TO FRONT

Driveway providing parking for several vehicles, access to side of property.

OUTSIDE TO REAR

Garden enclosed with wooden panel fencing, mostly laid to lawn with planted borders, paved patio area



Road Map



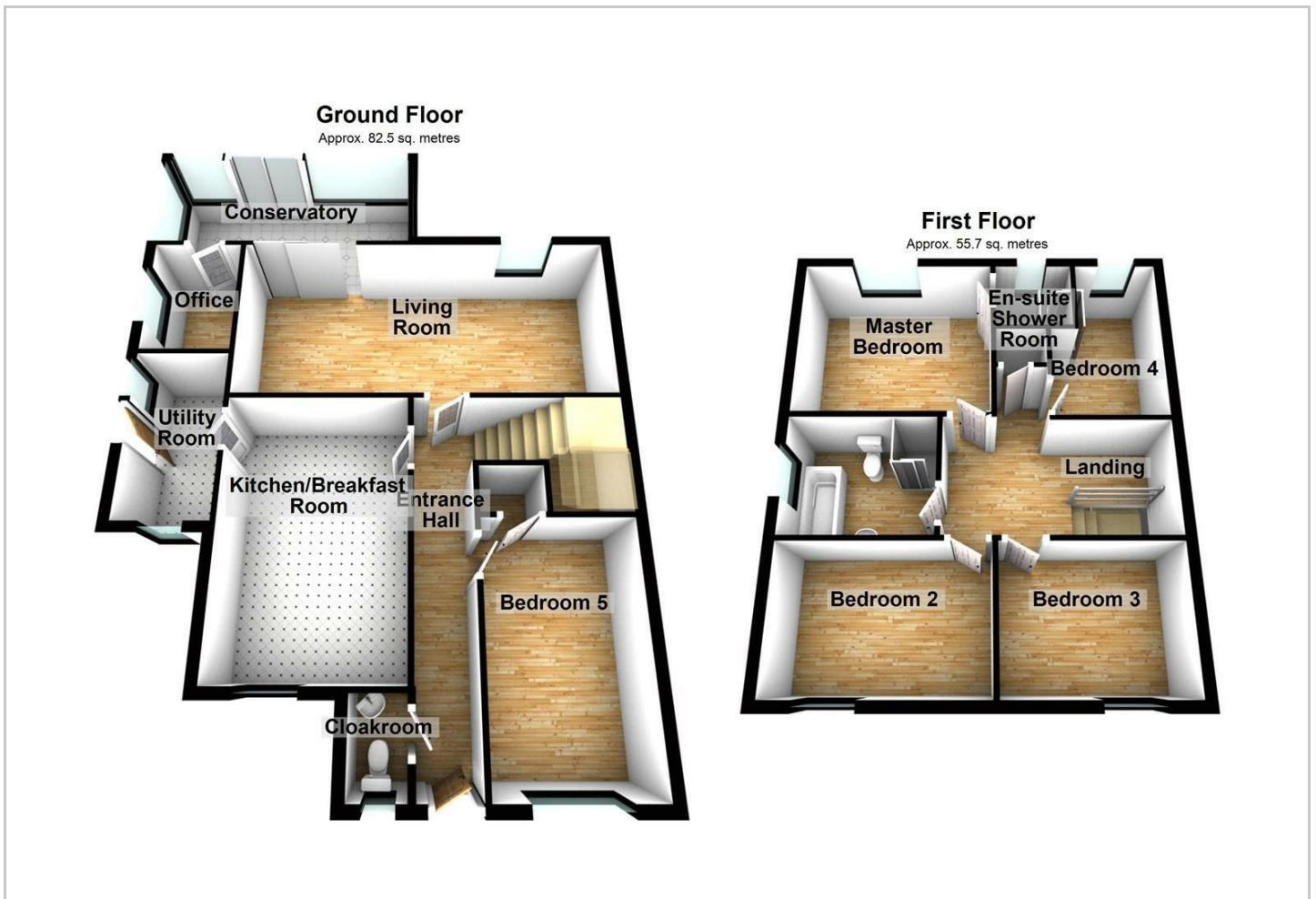
Hybrid Map



Terrain Map



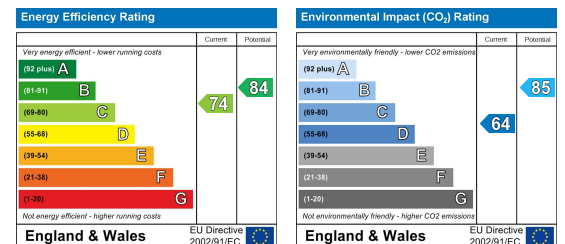
Floor Plan



Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

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.