

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Woodlands Way

Southampton, SO15 2TJ

Offers In Excess Of £350,000



Council Tax: E



Kitchen



# 1 Woodlands Way

Southampton, SO15 2TJ

Offers In Excess Of £350,000



## **\*\*Property has C4 Use\*\***

Located in a quiet cul-de sac, in the highly desirable area of Banister Park, this property is currently let out at a gross rent of £2,977 pcm with driveway parking and an integral garage, rear garden and an access gate directly into Southampton common (from Woodlands Way) it would also make a great family home.

As you enter the property you are met with a 1.94M wide hallway stretching to the far end of the property. In the hall is a large under stairs storage cupboard with an added utility area with plumbing for a washing machine.

Also featuring on the ground floor is a modern fitted bathroom with a stand in shower.

Next to the bathroom at the rear of the property is the first bedroom with access out to the garden.

On the first floor, there is a fitted kitchen and open plan dining area, with doors to a balcony overlooking the rear garden and Southampton Common.

The first floor also houses the lounge, with a bay window projecting to the front elevation.

On the second floor there are 3 double bedrooms and a family bathroom with shower over bath.

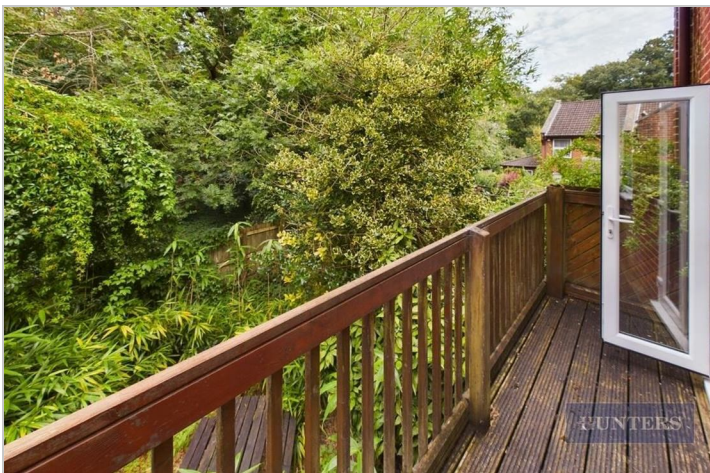
On the top floor a final bedroom spanning the whole top floor equipped with an ensuite shower cubicle and hand basin.

Outside the property the benefits include off-road parking, for two cars at the front of the property and an enclosed rear garden.

Banister Park is a hugely popular location for both residential and investment buyers. Local shops are plentiful in Southampton City centre but if you would like to stay closer to home there is Portswood High Street and Bedford Place.

It is also just 1.2mi to Southampton Central station which offers a great commuter link to London Waterloo.

For more information, call Hunters on 02380 987720.



## Road Map



## Hybrid Map



## Terrain Map



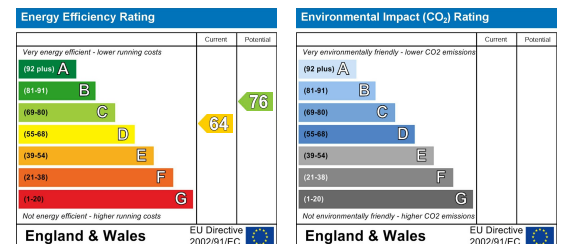
## Floor Plan



## Viewing

Please contact our Hunters Southampton Office on 02380 987720 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.