



29 Glen Road, Woolston, Southampton, SO19 9EJ

Offers in Excess of £230,000

WHITE & GUARD

INTRODUCTION

Offered with no forward chain, this two bedroom terraced home has been presented to a good standard throughout. Accommodation briefly comprises an entrance porch, a 15ft lounge, and a kitchen on the ground floor. Whilst the first floor benefits from two bedrooms and a family bathroom. Additional benefits include a front and an enclosed rear garden, along with allocated parking space to a private car park.

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.

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





INSIDE

Entering via the UPVC double glazed front door which opens into the entrance porch, the porch has an obscure double glazed window to the side aspect, is laid to carpeted flooring and has access through into the lounge via a doorway.

The 15ft lounge has a triple glazed window to the front aspect, is laid to carpeted flooring, has two radiators, stairs to the first floor which have under stairs storage along with a door to one side, opening into the kitchen.

The kitchen itself has a triple glazed window and door to the rear aspect, leading out to the garden, is laid to lino flooring and has a radiator to one wall. There are a mixture of wall and base units with roll top worktops and a stainless steel sink with mixer tap. Integrated appliances include an oven and hob with extractor over, as well as space for a washing machine and a fridge/freezer.

The first floor landing is laid to carpeted flooring, has a loft hatch and access to the bedrooms and bathroom.

Bedroom one has a triple glazed window to the front aspect, is laid to carpeted flooring, has a built-in storage cupboard and a radiator to one wall.

Bedroom two has a triple glazed window to the rear aspect, is again laid to carpeted flooring and has a radiator to one wall.

The bathroom has an obscure triple glazed window to the rear aspect, is laid to vinyl flooring and has a radiator to one wall. There is a panel enclosed bath with shower over, a wash hand basin with storage under, along with a WC, whilst benefitting from tiling to principal areas.

OUTSIDE

A hard standing pathway leads to the front door with the front garden being laid to shingle and planted with shrubs and bushes.

The rear garden has a hard standing patio leading to an area laid to lawn. A hard standing pathway leads to the end of the garden where there is a storage shed and rear access, via a metal gate. An allocated parking space can be found in a private car park to the side of the property.

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.

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Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti Money Laundering Checks. There is a charge of £50 + VAT for joint owners and £35 + VAT for sole owners.

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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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