



Woodland Close - £325,000

Stanford
Est 2005



53 Woodland Close, Thornhill Park, Southampton, Hampshire, SO18 5RD

Offers In Excess Of

£225,000

Stanford Estate Agents are delighted to present this impressive & extended three bedroom semi detached house in Thornhill Park. The property is in need of some updating & boasts a 22ft lounge/dining room, family room, garage & ample driveway parking. An internal viewing is highly recommended.

ENTRANCE HALL:

Coved & textured ceiling, radiator, stairs to first floor, under stairs storage cupboard.

LOUNGE/DINING ROOM: (22'10" x 11'3")

Coved & textured ceiling, double glazed window to front aspect, radiator.

KITCHEN: (10'9" x 8'3")

Coved & textured ceiling, double glazed window to side aspect, a range of wall mounted & base level units, roll top work surfaces, tiling to principle areas, stainless steel sink & drainer with mixer tap above, cooker point, space & plumbing for a washing machine.

FAMILY ROOM: (15'11" x 7'0")

Coved & textured ceiling, double glazed door to side aspect, sliding patio door to rear aspect leading out to the rear garden, radiator, double glazed window to rear aspect.

FIRST FLOOR LANDING:

Coved & textured ceiling, loft hatch, obscure double glazed window to side aspect, airing cupboard.

BEDROOM 1: (12'1" x 10'1")

Coved & textured ceiling, double glazed window to front aspect, built in storage cupboard, radiator.

BEDROOM 2: (11'6" x 8'6")

Coved & textured ceiling, double glazed window to rear aspect, radiator, built in storage cupboard.

BEDROOM 3: (7'10" x 7'8")

Coved & textured ceiling, double glazed window to front aspect, radiator.

SHOWER ROOM: (6'2" x 5'6")

Textured ceiling, obscure double glazed window to rear aspect, fully tiled walls, low level WC, radiator, wash hand basin with storage cupboard below, fully tiled shower.

FRONT GARDEN:

The front garden is mainly laid to lawn with a block paved driveway providing off road parking.

GARAGE:

Single garage with an up & over door.

REAR GARDEN:

The secluded & enclosed rear garden is mainly laid to lawn with a patio area. There is also side access via a gate.

OTHER INFORMATION:

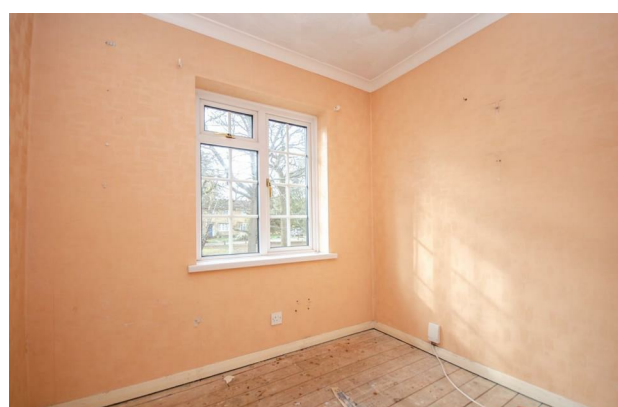
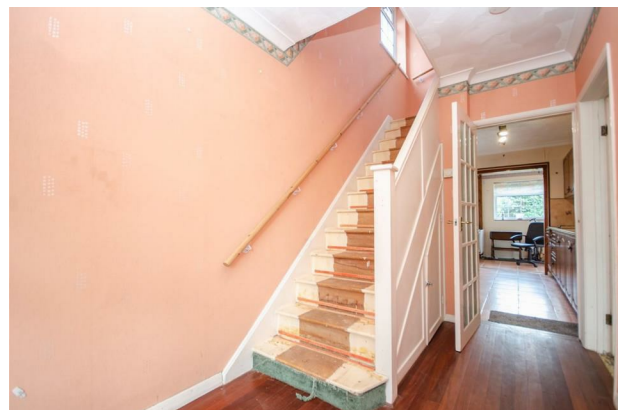
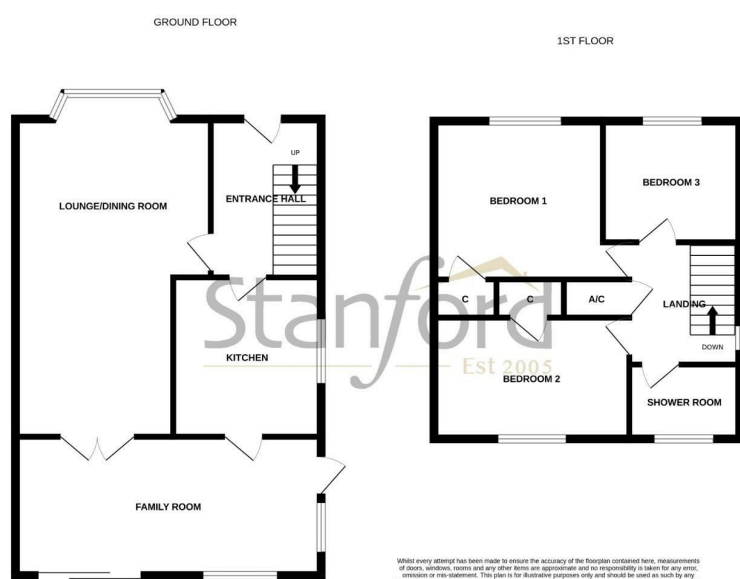
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: Kanes Hill Primary School

SECONDARY SCHOOL: Woodlands Community College



Energy Efficiency Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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