

YOUR LOCAL INDEPENDENT ESTATE AGENCY  
ESTABLISHED SINCE 1938

**MANNNS**  
**& MANNNS**  
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK  
TEL: 02380 404055



**HINKLER ROAD,  
THORNHILL,  
SOUTHAMPTON,  
SO19 6DL**



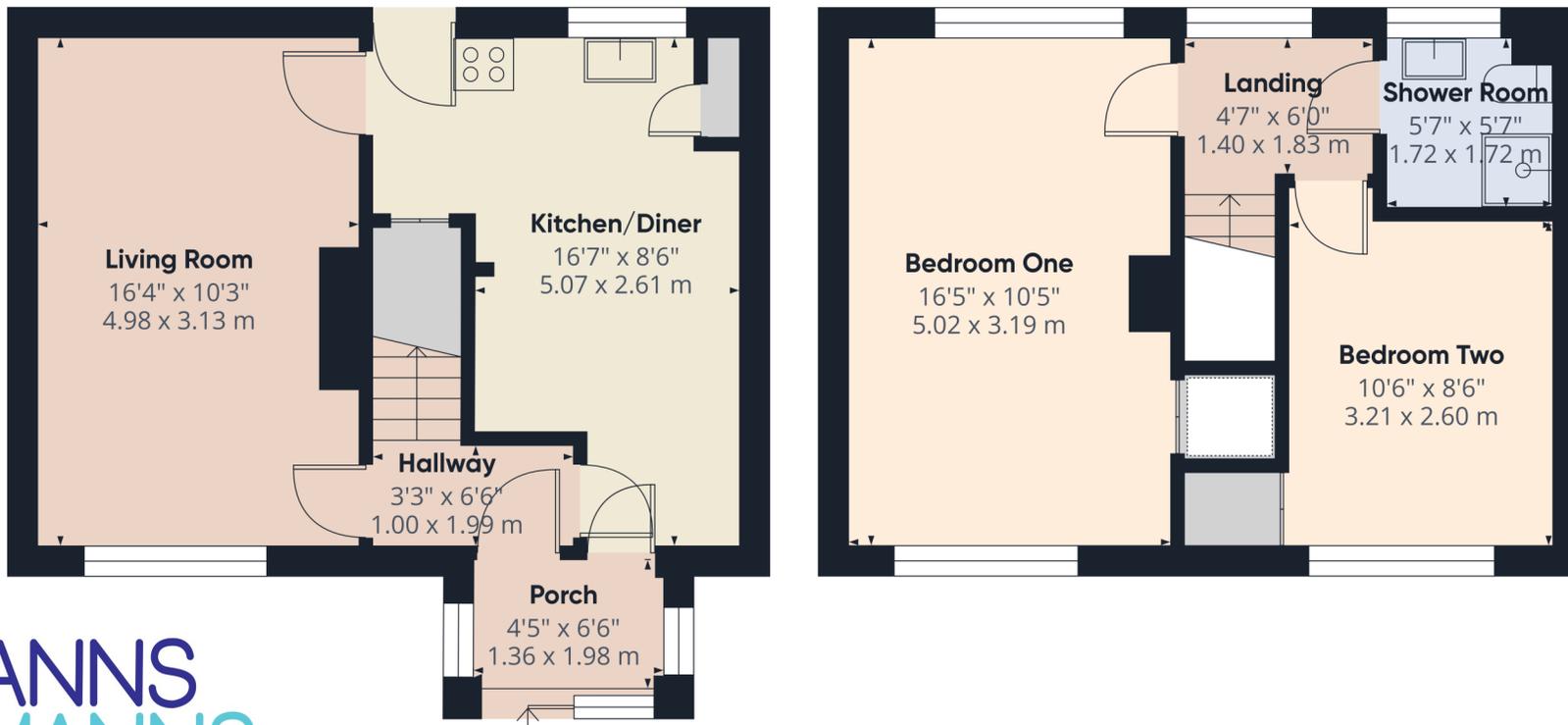
**WELL - PROPORTIONED TWO BEDROOM END OF TERRACE PROPERTY IN A POPULAR RESIDENTIAL LOCATION.  
THE DWELLING BOASTS GOOD TRANSPORT LINKS AND IS IN CLOSE PROXIMITY TO A NUMBER OF LOCAL AMENITIES.  
NO FORWARD CHAIN. VIEWING RECOMMENDED.**

**£220,000 Freehold**

This well-proportioned two bedroom end of terrace property is situated in the popular residential location of Thornhill, Southampton. The dwelling occupies, in our opinion, a good sized plot and provides the discerning purchaser the opportunity to extend (subject to the relevant planning permission). The property is constructed of brick elevations under a pitched tiled roof and benefits from double glazing. Briefly, the ground floor accommodation comprises a porch, hallway, living room and kitchen/diner. There are two bedrooms and a shower room on the first floor. Outside, there are gardens to the front and rear.

Thornhill is a district on the eastern side of Southampton, located near Bitterne, Sholing and Woolston. Thornhill is home to a range of amenities including Aldi, Lidl and The Range. There are a number of eateries in the area, notably Costa, Greggs and KFC. Schooling is well catered for, with Hightown Primary School being situated a little under one mile away. Local Secondary Schools include Oasis Academies in Sholing and Mayfield and The Hamble School. Itchen College in Sholing caters for older students.

Thornhill boasts great transport links. The M27 junction 8 is nearby, connecting the cities of Southampton and Portsmouth. Regular bus services run from Thornhill into Southampton City Centre. Southampton Airport is a little over 5 miles away and offers both internal and international flights.



Approximate total area<sup>(1)</sup>

725.59 ft<sup>2</sup>

67.41 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



### Ground Floor

Upon entering the property, you are greeted by an enclosed porch offering space to remove your outdoor wear. A door opens into the hallway with doors to principal rooms and stairs rising to the first floor.

The light and airy living room is a well-proportioned space with a window to the front elevation and French doors to the rear aspect, which open directly onto the patio.

The kitchen diner comprises a comprehensive range of matching wall and floor mounted units with a worksurface over. There is an under stairs cupboard and additional pantry style cupboard. The kitchen offers space and plumbing for a washing machine, space for a freestanding oven and space for a fridge freezer. A door opens into the rear garden.



### First Floor

Ascending to the first floor, the landing presents doors to all rooms and a rear elevation window. Bedroom one is a well-proportioned double room with windows to both the front and rear aspects. A cupboard houses the hot water cylinder.

Bedroom two offers a front elevation window and a built-in cupboard providing useful storage.

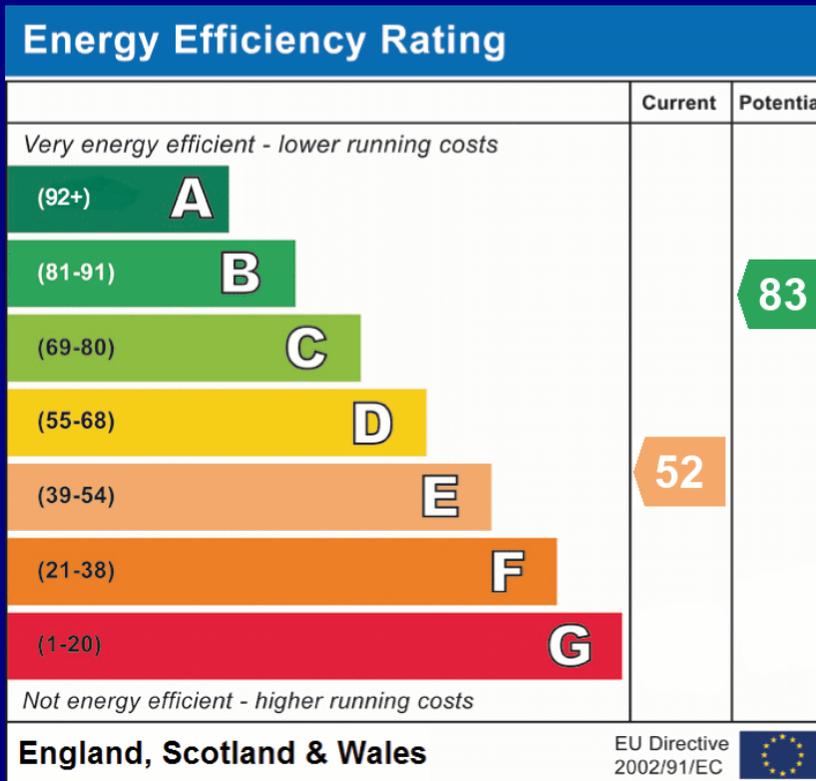
The shower room comprises a shower cubicle, low-level WC and a wash hand basin. There is a rear elevation obscured window.

### Outside

The front garden is wall enclosed and laid to shingle. Double gates open to reveal the driveway. An area, currently block paved, houses a timber shed and allows access into the rear garden via a pedestrian gate.

The rear garden is wall enclosed and largely paved. There is an area laid to shingle and a raised seating area, perfect for outdoor dining.





**COUNCIL TAX BAND: B - Southampton City Council £1,677.66.**

**UTILITIES: Mains electricity, water and drainage.**

**Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.**

Tel: 02380 404055

Web: [www.mannsandmanns.co.uk](http://www.mannsandmanns.co.uk)

1 & 2 Brooklyn Cottages  
Portsmouth Road  
Southampton  
SO31 8EP



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNNS.

Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.