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TUNSTALL ROAD, SOUTHAMPTON, SO19 6RA



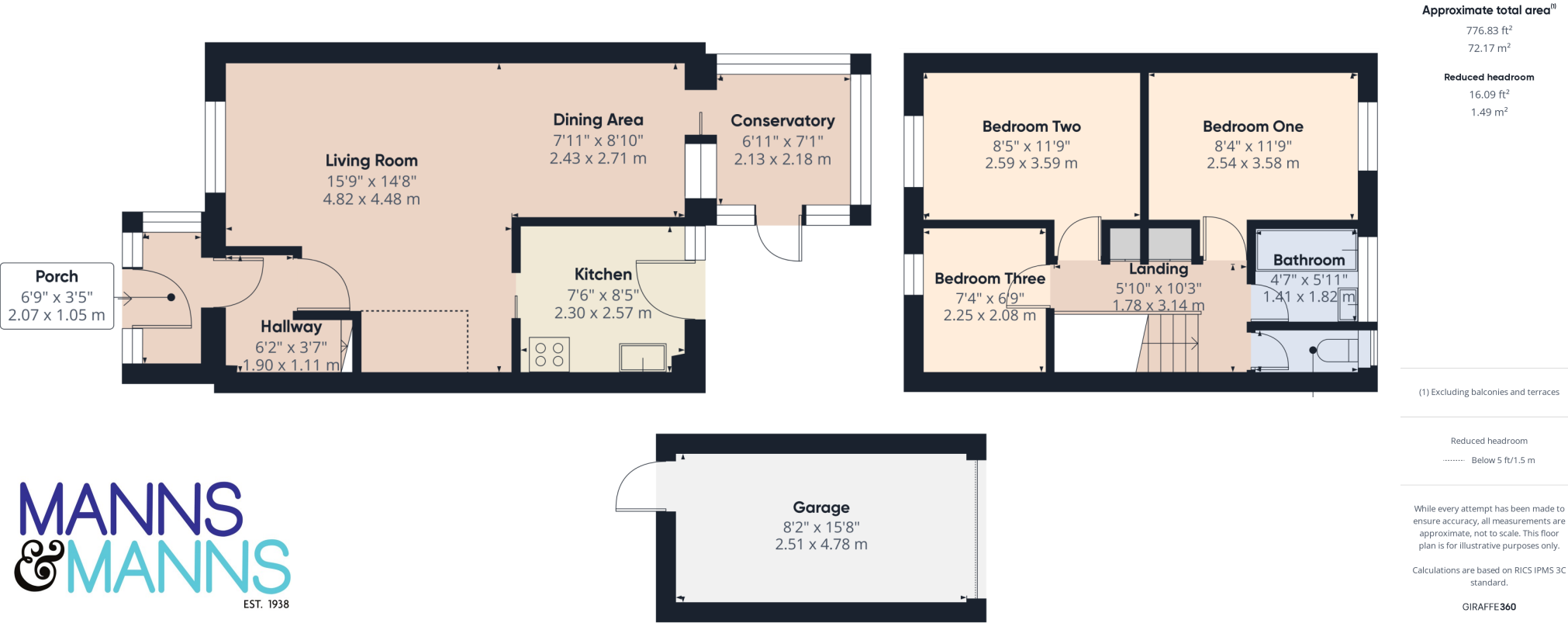
THREE BEDROOM MID-TERRACED PROPERTY, WITH A DRIVEWAY AND GARAGE, SITUATED IN A POPULAR RESIDENTIAL AREA IN CLOSE PROXIMITY TO LOCAL AMENITIES. VIEWING RECOMMENDED.

Offers Over £250,000 Freehold

This three bedroom mid-terraced property is situated in the popular residential location of Thornhill, a stones throw from the local primary school and in close proximity to a host of local amenities. The accommodation comprises an open plan lounge diner which is ideal for entertaining, a kitchen and a conservatory. The first floor presents three bedrooms, two of which are well-proportioned doubles, a bathroom and separate WC. Outside, is an enclosed rear garden, garage and a driveway providing that all important off-road parking. The dwelling was built in the mid 1980s of brick elevations under a pitched tiled roof and benefits from gas fired heating and double glazing.

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, making this property particularly attractive to families, with Hightown Primary School being situated a few steps from the front door. 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.



Ground Floor

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

The open plan and well-proportioned lounge diner is perfect for relaxing and entertaining. There is a front elevation window in the lounge area and sliding patio doors in the dining area which open into the conservatory.





The modern kitchen comprises a range of wall and floor mounted units with a worksurface over and tiled splashbacks. There is a built under electric oven with a gas hob and extractor above and an integrated fridge. A half panel glazed door opens into the rear garden. The conservatory is of UPVC construction with windows to three sides providing views of the garden area. This versatile space is currently being used as an office; however, it could be used for a number of purposes depending upon your requirements.



First Floor

Ascending to the first floor, the landing offers doors to all rooms and a loft hatch.

Bedroom one is a well-proportioned double room with a rear elevation window boasting views over the garden. Bedroom two is similar in size to bedroom one and is a good-sized double room with a front elevation window. Bedroom three, also to the front elevation, would make an ideal child's bedroom, nursery or even a home office.

The two-piece bathroom comprises a panel enclosed bath with a shower over and a wash hand basin. The walls are tiled and there is a heated towel radiator. The adjacent room houses a low-level WC.

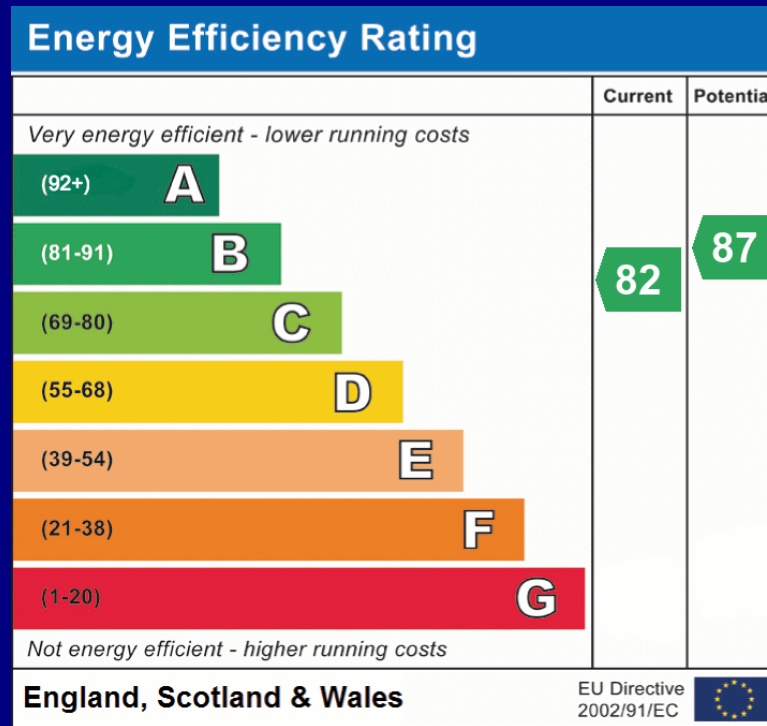


Outside

The property is approached by a block paved driveway proving off-road parking.

The low-maintenance rear garden is largely laid to shingle and enclosed by timber fencing. There is a pedestrian door into the garage, which retains an up and over door and benefits from power and lighting.





COUNCIL TAX BAND: B - Southampton City Council 2024/25 £ 1,677.66.

UTILITIES: Mains gas, electricity, water and drainage.

SOLAR PANELS: Leased solar panels. Residue of 25 years 3 months from 14th June 2012. We have been advised by our Vendor that there are no current maintenance charges.

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

Tel: 02380 404055 Web: 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 MANNS.

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.