



**305 Woodmill Lane, Woodmill, Southampton, SO18 2JJ**



**£359,000**

Franklin Allan Property Services are proud to offer for sale this 3 bedroom semi-detached house positioned on the edge of Woodmill within easy reach of Riverside Park, Itchen River and Southampton City Centre. This impressive home has been modernized over the years by the current owners, making this a must buy for any proceedable buyer who's looking for a spacious family home with amenities and attractions all within close proximity.

The property accommodation briefly comprises of entrance porch and hallway leading through to separate lounge, L'Shaped kitchen dining room with a further sitting room over looking the garden. Utility room and a downstairs cloakroom/WC off the hallway. Upstairs there are three good sized bedrooms and a family bathroom suite.

Features to the house include off road parking to the front for 2/3 cars, attached garage with access through to the rear garden, double glazed windows, gas central heating, modern fitted kitchen with an array of built-in appliances and a fitted full length wardrobes in bedroom 2. Viewing this property is a must to appreciate not only its location but all the features that's been improved over the years. Simply contact our estate agency and we'll make all the necessary arrangements for your visit.

- 3 bed semi-detached house
- L'shaped kitchen dining room
- Sitting room over looking rear garden
- Separate lounge
- Downstairs cloakroom/WC
- Attached garage
- Off road parking for 2/3 cars

- Upstairs modern bathroom suite
- Three good sized bedrooms
- Fitted wardrobes

### Porch

Double doors opening into porch, door to

### Hallway

Stairs leading to first floor landing, radiator, picture rail, doors to

### Cloakroom/WC

Close coupled WC, wash hand basin, door to understairs cupboard, double glazed window to side aspect.

### Lounge *4m 7cm by 3m 85cm (13' 4" by 12' 8")*

Into double glazed bay window to front aspect, picture rail, radiator.

### Kitchen dining room *5m 95cm by 3m 84cm (19' 6" by 12' 7")*

Fitted kitchen comprising of fitted eye and base levels units, work top surfaces, breakfast bar area with built in fridge underneath, pan drawers and spice drawer, built in double oven, built in induction hob, built in combination microwave, built in dishwasher, door to utility room, double glazed window to side aspect, inset ceiling spot lighting, feature radiator, laminated flooring, open plan to dining room area,

Dinning area-Feature radiator, laminated flooring, further fitted units, worktop surfaces and larder cabinets, open plan leading through to-

### Sitting room *3m 2cm by 2m 75cm (9' 11" by 9')*

Double glazed windows to rear and side aspects, featured radiator, laminated floor, double glazed doors opening onto rear garden patio.

### Utility Room *2m 60cm by 1m 85cm (8' 6" by 6' 1")*

Larder cabinet housing gas central heating boiler, further base level units, worktop surfaces over, space for washing machine, tumble dryer and fridge freezer, double glazed window to rear aspect, double glazed door to side aspect, laminated flooring.

### Landing

Double glazed window to side aspect, picture rail, doors to

### **Bedroom one** 4m 7cm by 3m 85cm (13' 4" by 12' 8")

Into double glazed bay window to front aspect, radiator, picture rail.

### **Bedroom two** 3m 73cm by 3m 23cm (12' 3" by 10' 7") *Maximum*

Double glazed window to rear aspect, radiator, fitted full length wardrobes with shelf, hanging rails and built in drawers.

### **Bedroom three** 2m 53cm by 2m 42cm (8' 4" by 7' 11")

Double glazed window to rear aspect, radiator.

### **Bathroom** 1m 97cm by 1m 90cm (6' 6" by 6' 3")

Panelled bath with shower mixer over and fitted shower screen, close coupled WC, vanity sink unit with drawers, towel rail, tiled walls, double glazed windows

### **Outside**

Front garden-Mainly hardstanding for parking, gates to the side access into the attached garage. Garage measures 5.42m x2.48m with door leading through to rear garden.

Rear Garden- L'shaped paved patio area, leading onto lawn garden with shrub borders, enclosed by timber fencing.

### **Related Party Disclosure**

The owners of this property are a relative of the Director for Franklin Allan Property Services.

### **Services Connected**

Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as their working order.

### **Franklin Allan Property Services Ltd**

Franklin Allan Property Services Limited is a company registered in England, Company No.14515143

### **All Measurements**

All measurements are approximate, all measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

### **Disclaimer**

Whilst we endeavour to make our sales/lettings particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact Jason Franklin should you have any queries and we will try our utmost to assist.

