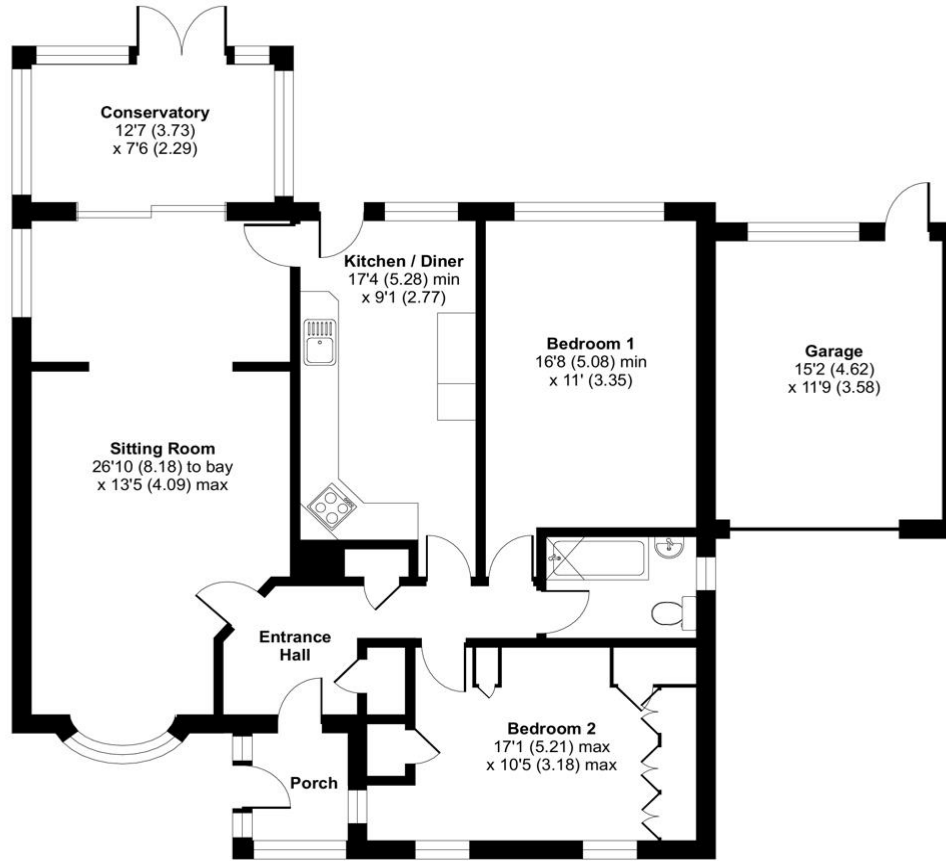






ACCOMMODATION

This extended and rarely available 2-bedroom link-detached bungalow is nestled in the highly sought-after Thornhill Park area. The spacious accommodation includes a generously sized sitting room leading out to a conservatory with views across the rear garden, a well-appointed kitchen-diner, a welcoming porch and a modern bathroom. There are two double bedrooms, one boasting fitted wardrobes, providing ample space for comfort. For convenience, the property offers a garage as well as ample driveway parking. Externally, the rear garden is both private and level, providing an excellent outdoor space for relaxation and recreation. The property has benefitted from an extension but notably, this property holds the potential for further expansion, subject to obtaining the necessary planning consents, offering future opportunities for customization and expansion.



GROUND FLOOR

Approximate Area = 1203 sq ft / 111.8 sq m
Garage = 180 sq ft / 16.7 sq m
Total = 1383 sq ft / 128.5 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1042524



SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000 and achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Premier league football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall and Mayflower theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.



SPECIFICATION

- Two-bedroom link-detached bungalow
- Large and level rear garden
- Conservatory
- Garage
- Driveway parking
- No forward chain

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: D

GUIDE PRICE

Asking Price £375,000

TENURE

Freehold