



fieldpalmer
ESTATE AGENTS

Bitterne
023 8042 2600



11 Farringford Road, Thornhill, Southampton, Hampshire, SO19 6PN

Offers Over £325,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Farringford Road! This is an absolute credit to the current owners – they have meticulously refurbished the property throughout, and we can now offer a beautifully presented bungalow to the market. You are welcomed by a spacious entrance hall with doors leading to the primary rooms. The lounge/diner is bright and hosts a biofuel feature fire and patio doors leading to the garden. The kitchen breakfast room has been finished with modern, high-gloss cabinetry and solid oak work surface over - extending to create a breakfast bar. There are integrated appliances, and access to the lean-to utility space. Both bedrooms offer space for double beds, the master benefiting from a box bay window to the front. The bathroom is gorgeous! Finished with sleek grey tiling, a modern white suite and underfloor heating. The garden will continue to impress!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Approach:

Driveway providing off road parking.

Entrance Hall:

Smooth ceiling with inset spotlights, hatch providing access to loft space, vertical graphite radiator, engineered oak floor, doors to:

Lounge/Diner

16' 9" (5.11m) x 12' 1" (3.68m)::

Smooth ceiling with spotlights inset, UPVC double glazed obscured windows to side, UPVC double glazed sliding patio doors to rear, two vertical graphite radiators, biofuel feature fire, engineered oak flooring.

Kitchen/Breakfast Room

14' (4.27m) x 9' 6" (2.90m)::

Smooth ceiling with spotlights inset, UPVC double glazed window to rear, high gloss wall, base and drawer units with oak work surface over, bowl and drainer inset, built-in NEFF oven and microwave, electric hob with extractor over, integrated fridge/freezer and dishwasher, breakfast bar, tiled splashbacks, UPVC double glazed door to:

Lean To/Utility

14' 6" (4.42m) x 2' 10" (0.86m)::

Polycarbonate roof, UPVC double glazed windows to side, UPVC double glazed door to rear, space and plumbing for washing machine.

Master Bedroom

14' 3" (4.34m) into bay reducing to 11'10" (3.61m) x 12' 1" (3.68m)::

Smooth ceiling with inset spotlights, UPVC double glazed box bay window to front, radiator.

Bedroom Two

11' 10" (3.61m) x 9' 5" (2.87m)::

Smooth ceiling, UPVC double glazed window to front, radiator.

Bathroom :

Smooth ceiling with inset spotlights, UPVC double glazed obscured window to side, modern three-piece suite comprising: WC, wash hand basin and bath with centralised taps, shower screen and mains fed rainfall shower over, fully tiled walls and floor, electric underfloor heating, graphite heated ladder towel rail.

Garage

19' 4" (5.89m) x 8' 7" (2.62m)::

Up and over door, power and light connected.

Garden:

Beautiful fence enclosed rear garden with gated side access, shingled seating area with steps to raised decking, glass balustrades, lawn to side, artificial lawned area to rear, outside tap, outside sockets.

Summer House/Bar

7' 11" (2.41m) x 16' (4.88m)::

Smooth ceiling with inset spotlights, double glazed sliding door to front, power and light connected, laminate floor.

Services

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band

Band C

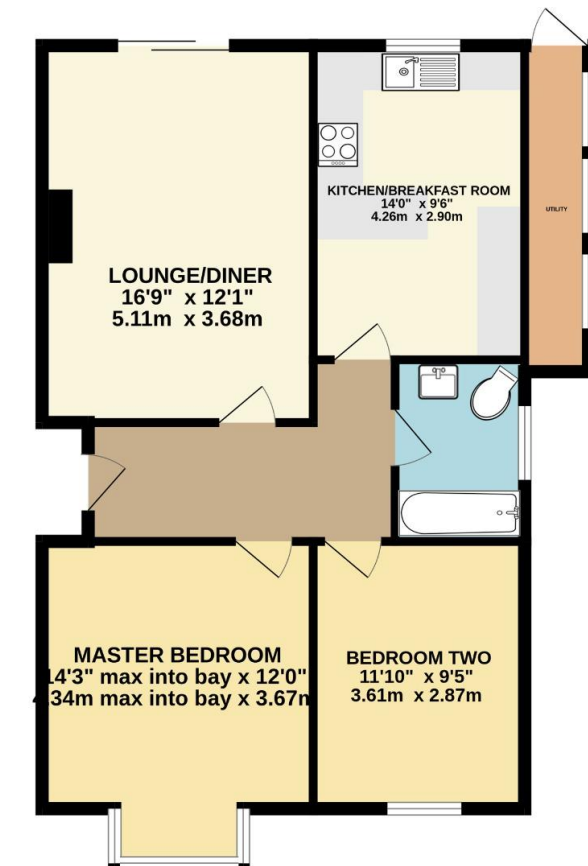
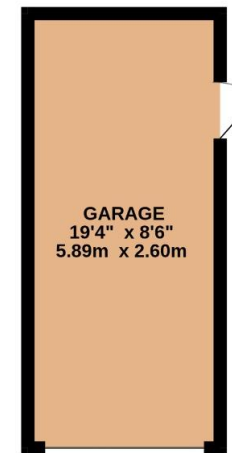
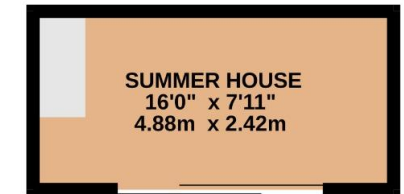
Sellers Position

Buying On

Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lettings & Block Management

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Do you need an Energy Performance Certificate?

Field Palmer are able to offer EPC services across Hampshire and the south of England.

We can offer mortgage advice

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.

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