



RICHMONDS

5 The Close, Thornhill, Southampton, SO18 5RB

OIEO £325,000

A great refurbishment opportunity for this original "Collins" built property which requires full modernisation. There are original features, spacious rooms and an extremely long garden. An internal inspection is strongly recommended to fully appreciate the properties full potential.

Accommodation

Entrance hallway:	Stairway, cupboards, radiator
Sitting room:	13'7" x 9'5" (4.14m x 2.87m) Two windows, original fireplace, recess storage cupboards, radiator
Dining room:	10'6" x 10'6" (3.20m x 3.20m) Gas fire place, recess storage cupboards, radiator, doors to the lean to
Kitchen:	8'2" x 7'7" (2.49m x 2.31m) Window & doors to the lean to. Sink unit, storage cupboard, space for cooker, plumbing for washing machine, space for low level fridge
Lean to:	Both lean to' constructed with timber & glazing

First Floor Landing

Loft access	
Bedroom 1:	14'4" x 10'6" (4.37m x 3.20m) Window, radiator
Bedroom 2:	12'7" x 9'7" (3.84m x 2.92m) Two windows, radiator, storage cupboard
Bedroom 3:	8'3" x 7'6" (2.52m x 2.29m) Window, radiator
Bathroom:	8'8" x 7'1" (2.64m x 2.16m) Window, bath with mixer tap & shower over, wash hand basin with storage cupboards under, Wc

Outside

Front:	Lawned area which could be converted to create a parking space (no dropped curb required)
Rear:	Patio area with pond, green house and garden shed, hedge row and lawned area. Further garden area behind the shed

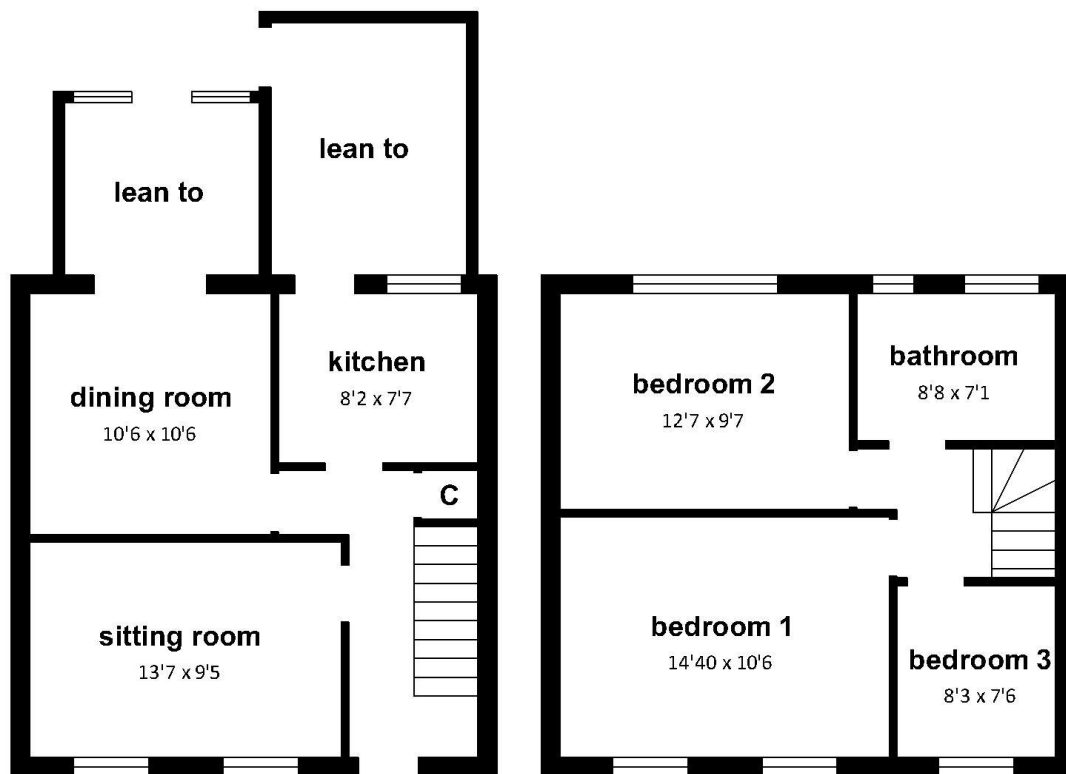
Other Information

Tenure:	Freehold
Approximate age:	1930's
Heating:	Gas central heating
Windows:	Mixture of double & single glazing
Loft:	Some loose boarding
Sellers position:	No forward chain

Local Information

Council tax:	Band B
Local Authority:	Southampton City Council

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone [01489 789933](tel:01489789933), email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



APPROX FLOOR AREA 1011 sq ft 94 m2



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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