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**COLLEGE ROAD  
WOOLSTON  
SOUTHAMPTON  
SO19 9GD**



**SPACIOUS AND BEAUTIFULLY PRESENTED THREE-BEDROOM CHARACTER COTTAGE WITH STYLISH INTERIORS,  
DELIGHTFUL GARDEN, AND SIZABLE OUTBUILDING SITUATED IN A POPULAR RESIDENTIAL LOCATION.  
NO FORWARD CHAIN.**

**Guide Price £325,000 to £350,000 Freehold**

This beautifully presented three bedroom semi detached house is situated in a highly popular residential location and is in close proximity to various local amenities. Boasting stylish and sophisticated interiors this lovely property offers the new owner the opportunity to move with minimal fuss into a fabulous home to be proud of. Built of brick elevations under a pitched tiled roof, the house benefits from gas fired heating.

Briefly, the accommodation comprises a hallway, living room, dining room, kitchen, utility room, office and a cloakroom on the ground floor. The first floor offers three double bedrooms and a family bathroom. Outside are gardens front and rear, with the rear garden presenting a sizeable outbuilding.

Woolston is a vibrant area in Southampton with a great mix of amenities, making it a popular choice for those seeking a well-connected location to reside. The property itself is set a short walk from local shops, cafes, and services, whilst Woolston's High Street offers further options for dining and leisure facilities. Families will appreciate the proximity to a number of well-regarded schools. Outdoor enthusiasts will appreciate picturesque walks in the nearby recreation ground and Weston Shore offers waterside walks, picnic areas, and other recreational activities.

The area boasts great transport links, with Woolston train station in close proximity, providing direct connections to Southampton Central and beyond. The property also enjoys easy access to the M27, ideal for commuting. Regular bus routes run into the City Centre, further enhancing the appeal of the location.

Don't miss out on the opportunity to experience firsthand all this lovely property has to offer. Call us today to arrange a viewing.



Approximate total area<sup>(1)</sup>  
 1256 ft<sup>2</sup>  
 116.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



### Ground Floor Accommodation

Upon entering the property, you are welcomed into the hallway presenting doors into the living room and dining room. Wooden flooring flows from the hallway into the living room. A staircase with wooden balustrade rises to the first floor. A large understairs cupboard provides useful storage and houses the electrical consumer unit and meters. The beautifully presented living room is a stylish and inviting space, perfect for relaxing at the end of a busy day. A striking feature fireplace creates a stunning focal point. A front aspect window offers views over the front garden.



The dining room is a lovely calming space, enhanced by the colour scheme. The room is bathed in natural light with a side aspect window, and French doors opening out to the patio at the rear. An opening leads into the bright and modern kitchen comprising a range of base units with a worksurface over and an inset butler sink. There is space for a range style cooker and a breakfast bar beneath a side elevation window. A large pantry offers space for a fridge/freezer and various storage shelves. The utility room is accessed from the kitchen and presents space and plumbing for white goods and a door into the rear garden. The office offers a window to the rear aspect and is a beautiful space for home workers with privacy from the main living accommodation. A door opens into the cloakroom comprising a wash hand basin and WC.



## First Floor Accommodation

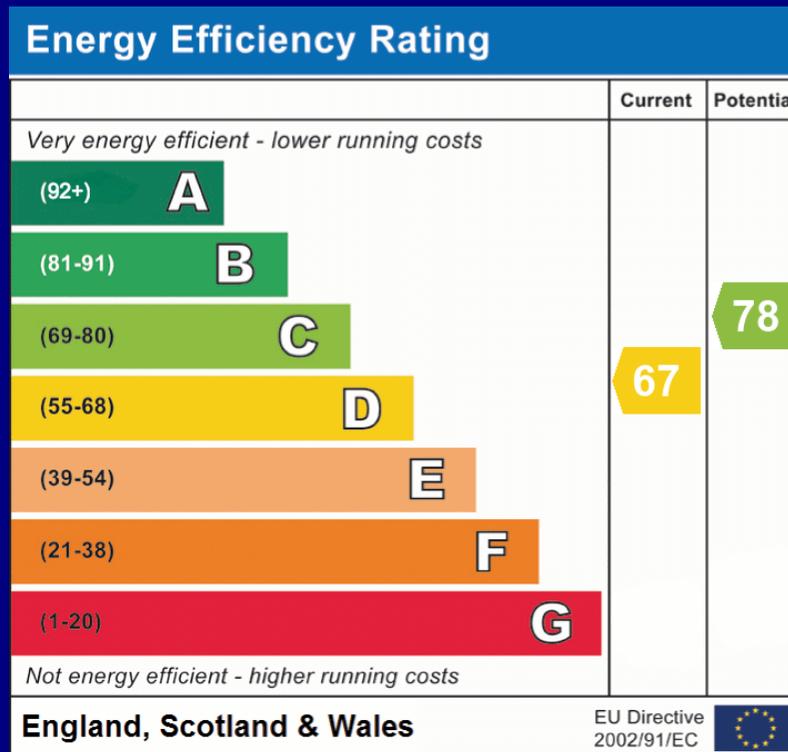
Ascending to the first floor, the landing provides doors to all rooms and a loft access point. An original window to the side aspect fills the space with natural light. Bedroom one, is a well proportioned double room with a front elevation window and a recess which has been cleverly utilised as a wardrobe/storage area. Bedroom two is a further well-proportioned double room with a rear aspect window boasting views over the garden. Bedroom three, also a double, offers a window to the side elevation. The contemporary family bathroom is principally tiled and benefits from a side aspect, high-level window. The suite comprises a panel enclosed bath with a rainfall effect shower over, vanity wash hand basin and a WC.



## Outside

A metal gate opens to reveal a pathway leading to the entrance door and a gate into the rear garden. The front garden contains a number of established shrubs and trees. The rear garden is fully enclosed and largely laid to lawn with decorative planted borders containing an array of plants, shrubs and trees. A spacious patio offers an idyllic spot for outdoor entertaining and al fresco dining. A pathway leads to the foot of the garden where you will find a sizeable outbuilding. This is a fabulous, versatile space that could be used for a number of purposes depending upon your requirements. Accessed via French doors, the space is currently divided into two parts, both of which benefit from power, lighting and an electric heater.





**COUNCIL TAX BAND: C - Southampton City Council. Charges for 2025/26 £2,116.87.**

**UTILITIES: Mains gas, electricity, water and drainage.**

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

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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.