




Bitterne
023 8042 2600



**56 Bursledon Road, Bitterne, Southampton,
Hampshire, SO19 7NH**

£300,000 Freehold

Draft Details Awaiting Vendor Approval

If you are looking for a home with a "WOW" factor, look no further! This character style home has so much on offer and is presented beautifully throughout, retaining the original charm whilst boasting modern twists. The ground floor features a gorgeous lounge with bay window and log burner, two further spacious reception rooms, one with a quirky fitted bookcase leading to a useful storage area, a gorgeous high gloss kitchen with fitted coffee machine and microwave. The first floor doesn't fail to impress, the recently renovated shower room is the perfect place to unwind and wash the day away! With a double walk in shower unit and rainfall style shower head, this room is a real showstopper. There are two spacious double bedrooms and single third bedroom/office. The southerly aspect garden is also impressive, with an Indian sandstone patio seating area, perfect for Al-Fresco dining, leading to an extensive lawn. To the rear of the garden, there is a Summer House and workshop, with cabling ready to connect for electrics. Viewing is highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Approach

Pathway leading to front door.

Hallway

Textured ceiling, opening to:

Lounge

16' (4.88m) into bay x 12' 5" (3.78m) max:

Textured ceiling, double glazed bay window to front, fire place with log burner, radiator.

Dining Room

12' 6" (3.81m) x 12' 5" (3.78m):

Textured ceiling, double glazed window to side, stairs rising to first floor with storage cupboard under, built in storage, radiator.

Breakfast Room

9' 9" (2.97m) x 9' 9" (2.97m):

Textured ceiling, double glazed window to side, built in storage, radiator.

Kitchen

10' 3" (3.12m) x 8' 3" (2.51m):

Smooth ceiling, double glazed window to rear and door to side, range of high gloss wall, base and drawer units with work surface over, stainless steel sink and drainer inset, space for fridge/freezer, washing machine and dishwasher, built in oven and induction hob with extractor fan over, built in coffee machine and microwave.

Landing

Smooth ceiling, loft access, radiator.

Master Bedroom

16' (4.88m) into bay x 12' 5" (3.78m):

Textured ceiling, double glazed window to front, feature fire place, radiator.

Bedroom Two

10' (3.05m) x 9' 10" (3.00m):

Textured ceiling, double glazed window to rear, radiator.

Bedroom Three/Study

8' 10" (2.69m) x 7' 4" (2.24m):

Textured ceiling, double glazed window to side, built in storage, radiator.

Shower Room

Smooth ceiling, double glazed obscured window to side, walk in shower cubicle with mains fed shower and an additional rainfall shower head, wash hand basin, WC, ladder towel rail, tiling to principle areas.

Garden

Southerly aspect, fence enclosed rear garden featuring Indian Sandstone patio seating area and an extensive lawn with flower and shrub borders. Gated side access.

Summer House

13' 2" (4.01m) x 12' 9" (3.89m):

Workshop

12' 9" (3.89m) x 5' 2" (1.57m):

Services

Mains Electricity
Mains Water
Mains Drainage
Mains Gas

Please Note: Field Palmer have not tested any of the services or appliances at this property.

Sellers Position

Downsizing Locally

Council Tax Band

Band B

Office 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.

Property Reference

fp/100/18012023/SM/D1

GROUND FLOOR

1ST 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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Bitterne

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Bitterne
SO19 7RD

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Shirley
SO15 3JD

023 8078 0787

Woolston

24 Portsmouth Road
Woolston
SO19 9AB

023 8039 3255

Auction Department

62 High Street
West End
SO30 3DT

023 8047 4274

Lettings & Block Management

2-4 New Road
Southampton
SO14 0AA

023 8071 0402

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