




Bitterne
023 8042 2600



**7 Stoddart Avenue, Bitterne, Southampton,
Hampshire, SO19 4ED**

Guide Price £375,000 Freehold

Draft Details Awaiting Vendor Approval

GUIDE PRICE £375,000 - £400,000. Situated on one of Bitternes most desirable roads is this beautiful 1930's family home ready for someone to make their mark! The property is neutrally decorated throughout and benefits from a bright southerly aspect to the rear. The ground floor comprises of an impressive 26ft lounge/diner, separate kitchen and welcoming entrance hall. Upstairs, there are three well proportioned bedrooms and a family bathroom. You also benefit from partial views of the River Itchen to the rear. Outside, there is a garage with rear access. The garden is simply gorgeous! Arrange over tiers and boasting a variety of mature shrubs. This home is offered with no forward chain. viewing is highly recommended!

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Approach:

Driveway parking with lawn to side.

Entrance Hall:

Smooth and coved ceiling, UPVC double glazed obscured glass window to front. Stairs rising to first floor with storage under. Radiator. Doors to:

Lounge/Diner

13' (3.96m) max x 26' (7.92m)::

Coved and textured finish to ceiling, UPVC double glazed bay window to front, UPVC double glazed sliding patio doors to rear. Two radiators.

Kitchen

6' 11" (2.11m) x 11' 1" (3.38m)::

Coved and textured finish to ceiling, UPVC double glazed window and door to side. Wall, base and drawer units with working surface over, bowl and a half sink and drainer inset. Space for cooker, washing machine and fridge freezer. Tiled splashbacks. Built in storage.

Landing:

Smooth and coved ceiling, UPVC double glazed window to the side. Doors to:

Master Bedroom

13' (3.96m) max x 13' (3.96m) max::

Coved and textured ceiling, UPVC double glazed bay window to front. Built in storage. Radiator.

Bedroom Two

12' (3.66m) max x 11' 11" (3.63m)::

Coved and textured finish to ceiling, UPVC double glazed window to rear overlooking garden and enjoying partial river views. Built in storage. Radiator.

Bedroom Three

7' (2.13m) x 8' (2.44m)::

Coved and textured finish to ceiling, UPVC double glazed window to rear overlooking and garden and enjoying partial river views. Radiator.

Bathroom:

Coved and textured ceiling, UPVC double glazed obscured window to front. Three piece suite consisting of WC, wash hand basin and panel enclosed bath. Radiator.

Garage

8' (2.44m) x 16' (4.88m)::

Up and over door to front. Pedestrian door and window to rear.

Garden:

Mature, southerly aspect rear garden enjoying glimpses of the River Itchen. Patio seating area with steps to lawn. Further mature tiers leading down to garden shed. Variety of trees and shrubs. Great degree of privacy and seclusion. Access to WC and coal shed.

Services

Mains Gas
Mains Electricity
Mains Water
Mains Drainage

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



Bitterne

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Bitterne
SO19 7RD

023 8042 2600

Shirley

391 Shirley Road
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

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SO14 0AA

023 8071 0402

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