



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Bitterne
023 8042 2600



**27 Brook Road, Southampton, Hampshire,
SO18 6AZ**

£260,000

Draft Details Awaiting Vendor Approval

Welcome to Brook Road! This stunning, two double bedroom, older style property has a wealth of charm and is located in the very popular location of Bitterne Village. The ground floor consists of a beautiful lounge to the front with original coving and an Art Deco fireplace, second reception room with storage, an extended kitchen which leads on to a spacious and useful utility room and a three-piece bathroom. Upstairs, there are two double bedrooms and the master benefits from an ensuite bathroom. Outside, the garden is wall and fence enclosed with gated side access and there is a hardstanding to the front. This home is offered with no forward chain!

27 Brook Road, Southampton, Hampshire, SO18 6AZ

£260,000

Approach:

Gated hardstanding to front.

Entrance Hall:

Smooth ceiling, UPVC double glazed window to the side. Stairs rising to the first floor. Radiator. Doors to:

Lounge

11' 1" (3.38m) max x 10' 1" (3.07m)::
Smooth ceiling with original coving, picture rail. UPVC double glazed window to the front. Art deco fireplace. Radiator.

Sitting/Dining Room

11' 1" (3.38m) max x 10' 11" (3.33m)::
Smooth ceiling with picture rail. Under stairs storage. Radiator. Door to:

Kitchen

13' 1" (3.99m) x 10' 1" (3.07m)::
Smooth ceiling with inset spotlights, UPVC double glazed window to rear looking over garden. Wall, base and drawer units with working surface over, bowl and a half stainless steel sink with drainer inset. Built in oven with gas hob over. Space for dishwasher. Radiator. Laminate flooring. Opening to:

Utility Room

4' 11" (1.50m) x 7' 1" (2.16m)::
Smooth ceiling, UPVC double glazed window to side. Space for washing machine and tumble drier. Door to:

Bathroom:

Smooth ceiling, UPVC double glazed obscured glass window to rear. Three piece suite consisting of WC, wash hand basin and panel enclosed bath. Tiled walls. Radiator. Laminate flooring.

Landing:

Smooth ceiling, hatch providing access to loft space. Doors to:

Master Bedroom

11' 1" (3.38m) max x 10' 11" (3.33m)::
Smooth ceiling with picture rail, UPVC double glazed window to rear overlooking garden. Fireplace. Radiator. Door to:

Ensuite:

Smooth ceiling with inset spotlights, UPVC double glazed window to rear. Three piece suite consisting of WC, wash hand basin and panel enclosed bath. Tiling to principle areas. Heated ladder towel rail.

Bedroom Two

11' 1" (3.38m) max x 10' 1" (3.07m)::
Smooth ceiling with picture rail, UPVC double glazed window to front. Radiator.

Garden:

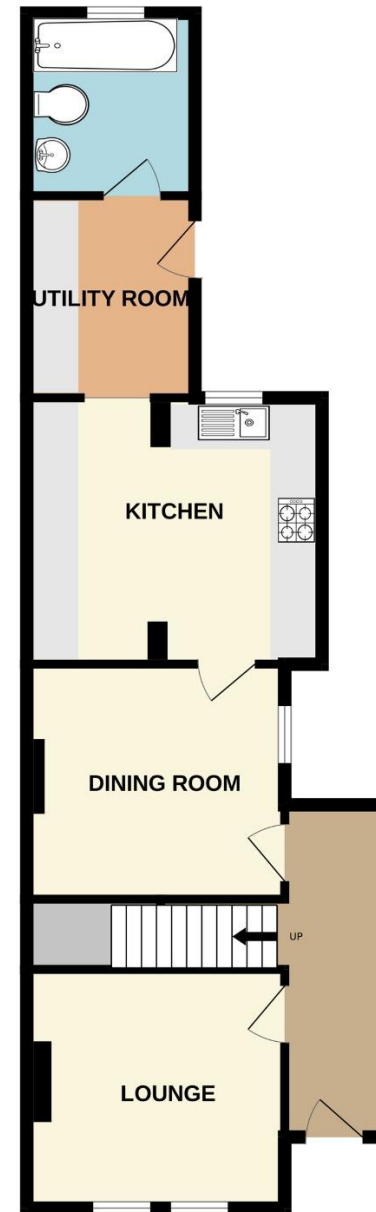
Wall and fence enclosed rear garden with lawn and patio. Gated side access.

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.

GROUND FLOOR



1ST FLOOR



BROOK ROAD

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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SO30 3DT

023 8047 4274

Lettings & Block Management

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Southampton
SO14 0AA

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