

**Bitterne**

**023 8042 2600**



**49 Whitworth Road, Bitterne Park ,  
Southampton, Hampshire, SO18 1GE**

**£325,000 Freehold**

**Draft Details Awaiting Vendor Approval**

Welcome to Whitworth Road! This 1900s-style semi-detached house has an abundance of charm and space on offer – it is a blank canvass and offers fantastic potential for any new owner to improve and really make their own! You are welcomed by a good-sized entrance hall with doors leading to the reception rooms. The lounge is positioned at the front of the house with a bay window. The separate dining room leads seamlessly into the kitchen. The kitchen is well-proportioned and has a range of wall, base and drawer units – there is also a handy larder cupboard for extra storage. There is a lean-to at the back of the house with access to the downstairs cloakroom. The space upstairs should continue to impress! We consider all three of the bedrooms to be doubles. The master bedroom is currently partitioned, providing a walk-in wardrobe/dressing room – but could easily be converted back to one room if desired.

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**Approach**  
Driveway.

**Entrance Porch:**  
Door to:

**Entrance Hall:**  
Textured ceiling, stairs rising to first floor, radiator, doors to:

**Lounge**  
14' 3" (4.34m) into bay x 11' 1" (3.38m) reducing to 9'11" (3.02m)::  
Coved and textured ceiling, UPVC double glazed bay window to front, gas fire, radiator.

**Dining Room**  
11' 11" (3.63m) x 12' 11" (3.94m) reducing to 11'9" (3.58m)::  
Coved and textured ceiling, UPVC double glazed window to rear and side, gas fire, radiator.

**Kitchen**  
17' 4" (5.28m) x 10' 10" (3.30m) reducing to 7' (2.13m)::  
Textured ceiling, dual aspect window and door to rear, UPVC double glazed window to side, wall, base and drawer units with work surface over, stainless steel sink inset, built-in oven and gas hob, space for appliances, wall-mounted Vaillant boiler, larder cupboard, radiator, tiled floor.

**Lean To**  
9' 4" (2.84m) x 11' 5" (3.48m)::  
Polycarbonate roof, door to rear and side, windows to rear and side, door to:

**Cloak Room:**  
Smooth ceiling, obscured window to side, WC, wash hand basin.

**Landing:**  
Textured ceiling, hatch providing access to loft space, storage cupboard, doors to:

**Master Bedroom**  
14' 2" (4.32m) into bay x 10' 9" (3.28m)::  
Coved and textured ceiling, UPVC double glazed bay window to front, fitted wardrobe, radiator, door to:

**Walk-In Wardrobe/Dressing Room:**  
Coved and textured ceiling, UPVC double glazed window to front, built-in cupboard.

**Bedroom Two**  
11' 11" (3.63m) x 9' (2.74m) reducing to 7'9" (2.36m)::  
Coved and textured ceiling, UPVC double glazed window to rear, fitted storage, radiator.

**Bedroom Three**  
8' 5" (2.57m) x 10' 10" (3.30m)::  
Coved and textured ceiling, UPVC double glazed window to rear overlooking garden, fitted storage, radiator.

**Shower Room:**  
Smooth ceiling, obscured window to side, full length shower tray with electric shower over, wash hand basin heated ladder towel rail.

**WC:**  
Smooth ceiling, obscured window to side, WC.

**Garden:**  
Gated pedestrian access to side, majority laid to lawn with a variety of mature plants, greenhouse, further untended section of garden to rear offering good potential, outside tap.

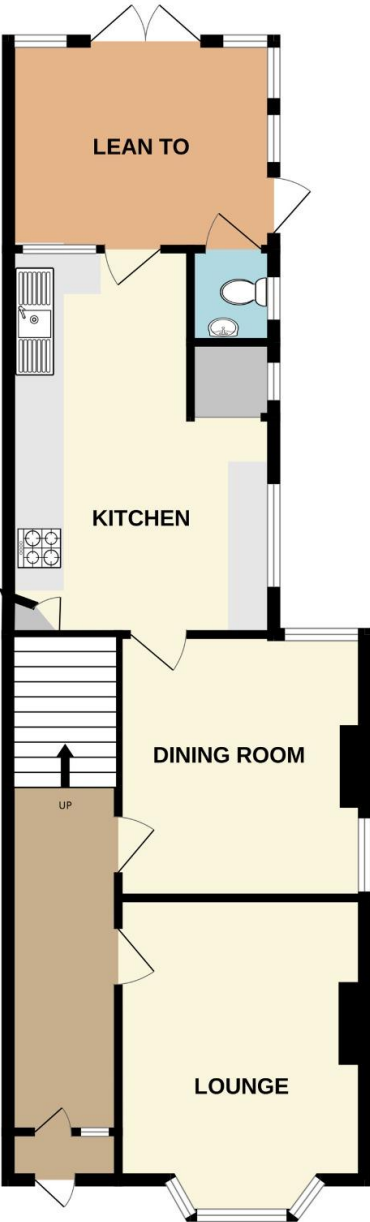
**Services**  
Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

**Council Tax Band**  
Band C

**Sellers Position**  
No Forward Chain

**Offer 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.

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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<b>Bitterne</b> 249 Peartree Avenue Bitterne SO19 7RD <b>023 8042 2600</b>	<b>Shirley</b> 391 Shirley Road Shirley SO15 3JD <b>023 8078 0787</b>	<b>Woolston</b> 24 Portsmouth Road Woolston SO19 9AB <b>023 8039 3255</b>	<b>Auction Department</b> 62 High Street West End SO30 3DT <b>023 8047 4274</b>	<b>Lettings &amp; Block Management</b> 2-4 New Road Southampton SO14 0AA <b>023 8071 0402</b>	<b>Do you need an Energy Performance Certificate?</b> Field Palmer are able to offer EPC services across Hampshire and the south of England. <b>We can offer mortgage advice</b> Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.	
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