




Bitterne
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**12 Camellia Gardens, Townhill Park,
Southampton, Hampshire, SO18 2RR**

Offers Over £375,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Camellia Gardens! Tucked away in a beautiful cul-de-sac is this impressive THREE-DOUBLE BEDROOM link-detached family home. You are welcomed by a bright entrance hall with doors leading to the primary rooms. The TWENTY-FOUR-FOOT lounge/diner is flooded with natural light and benefits from an open fire. The kitchen is well-kept with timeless cabinetry and flows smoothly into the handy utility room. There is also a downstairs cloakroom. Upstairs will continue to impress! There are three spacious bedrooms, all benefiting from fitted storage. The master bedroom boasts an ensuite shower room. There is also a modern family bathroom. Another benefit to this property is the garage, which has power and light connected. Externally, there is a good-sized driveway which allows off-road parking for numerous vehicles. The rear garden enjoys a southerly aspect and is the perfect place to unwind.

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Approach:

Driveway providing off-road parking for multiple cars.

Entrance Hall:

Coved and textured ceiling, stairs rising to first floor with storage under, radiator, doors to:

Cloak Room:

Textured ceiling, UPVC double glazed obscured window to front, tiling to principal areas and floor, WC, wash hand basin and heated ladder towel rail.

Kitchen

10' 6" (3.20m) x 9' 10" (3.00m)::

Textured ceiling, UPVC double glazed window to rear, wall, base and drawer units with work surface over with ceramic sink and drainer inset, space for oven, fridge/freezer, radiator, opening to:

Utility

7' 5" (2.26m) x 5' 3" (1.60m)::

Textured ceiling, UPVC double glazed window and door to rear, wall and base units with work surface over, stainless steel sink inset, space for washing machine, wall-mounted boiler.

Lounge/Diner

24' 3" (7.39m) x 10' 6" (3.20m)::

Coved and textured ceiling, UPVC double glazed box bay window to front, high level UPVC double glazed window to side, UPVC double glazed sliding patio doors to rear, open fire, radiator.

Landing:

Coved and textured ceiling, hatch providing access to loft space, UPVC double glazed window to front, airing cupboard.

Master Bedroom

13' 5" (4.09m) x 10' 6" (3.20m)::

Textured ceiling, two UPVC double glazed windows to rear overlooking garden, fitted wardrobe, radiator, door to:

Ensuite:

Textured ceiling, UPVC double glazed obscured window to front, WC, wash hand basin, and shower cubicle, tiling to principal areas, heated ladder towel rail.

Bedroom Two

11' 7" (3.53m) x 10' 6" (3.20m)::

Textured ceiling, UPVC double glazed window to front, built-in wardrobe, radiator.

Bedroom Three

10' 6" (3.20m) x 10' 1" (3.07m)::

Textured ceiling, UPVC double glazed window to rear, built-in wardrobe, radiator.

Bathroom :

Textured ceiling, UPVC double glazed obscured window to rear, three-piece suite comprising WC, wash hand basin, panel enclosed bath with rainfall-style shower over, heated ladder towel rail.

Garden:

Fence enclosed rear garden enjoying south-westerly aspect, patio seating area, lawn, flower and shrub borders, outside bar with power and light and internet connected, gated side access.

Garage:

Up and over door to front, power and light connected.

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 D

Sellers Position

Buying On

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
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 sq.m.) approx.

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

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Southampton
SO14 0AA

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