

**Bitterne**  
**023 8042 2600**



**17 Caxton Avenue, Bitterne, Southampton, Hampshire, SO19 5LJ**  
**£385,000 Leasehold**

**Draft Details Awaiting Vendor Approval**

Welcome to Caxton Avenue! Looking for something with unique quirks? Look no further than this sensational three-bedroom detached home located within a popular cul-de-sac location. Oozing with character throughout, this property has been beautifully maintained and loved by the client and, in our opinion, would make the perfect family home. Step inside from the ground floor entrance into the main hallway with access to all bedrooms as well as having the benefit of a family bathroom and, in addition, a wet room! Sweeping the full width of the rear is the lounge with versatile space to accommodate a study area or dining space. The views from the lounge are simply stunning giving a clear panoramic view towards Bitterne. Heading down a 200-YEAR-OLD cast iron staircase to the lower ground floor where you will find the kitchen... the perfect sociable party space.

# 17 Caxton Avenue, Bitterne, Southampton, Hampshire, SO19 5LJ

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The garden is low maintenance and has been meticulously landscaped with a patio and lawn areas. At the top of the land there is a secure DOUBLE GARAGE and additional parking. Side access with steps up to the front of the property where there is a driveway with parking for two cars!

Call us NOW to book your viewing!

### Approach

**Entrance Hall:**  
Smooth ceiling, hatch providing access to loft space, radiator, doors to:

**Master Bedroom**  
12' 9" (3.89m) x 9' 11" (3.02m)::  
Smooth and coved ceiling, double glazed bay window to front, radiator.

**Bedroom Two**  
12' 9" (3.89m) x 9' 10" (3.00m)::  
Smooth and coved ceiling, double glazed bay window to front, radiator.

**Bedroom Three**  
12' (3.66m) max reducing to 10'4" (3.15m) x 9' 11" (3.02m)::  
Smooth ceiling, double glazed window to side, radiator.

**Wet Room:**  
Smooth and coved ceiling, double glazed obscured window to side, WC, wash hand basin, mains fed shower with additional rainfall shower head, ladder towel rail.

**Bathroom :**  
Smooth and coved ceiling, double glazed obscured window to side, 'P'-shaped bath with mains fed shower over, WC, wash hand basin, radiator.

**Lounge/Diner**  
12' 9" (3.89m) max reducing to 11'9" (3.58m) x 20' 2" (6.15m)::  
Smooth ceiling, double glazed windows to rear, two radiators, cupboard housing combination boiler, steps down to:

**Kitchen/Diner**  
15' (4.57m) reducing to 8'8" (2.64m) x 20' 1" (6.12m)::  
Smooth ceiling, double glazed window to rear, double glazed French doors to rear, a range of wall, base and drawer units with work surface over, sink and drainer, built-in oven and hob with extractor over, space for fridge/freezer, storage cupboard, door to:

**WC:**  
Smooth ceiling, space for washing machine, WC, wash hand basin, two storage cupboards.

**Garden:**  
Fence enclosed rear garden, mainly laid to lawn with patio seating area, parking to rear, side access.

**Garage:**  
Door to rear, double glazed window to front, up and over door.

**We are advised by the vendor the lease details are as follows:**  
Lease length: Part of a 999 year lease  
Ground rent: Peppercorn

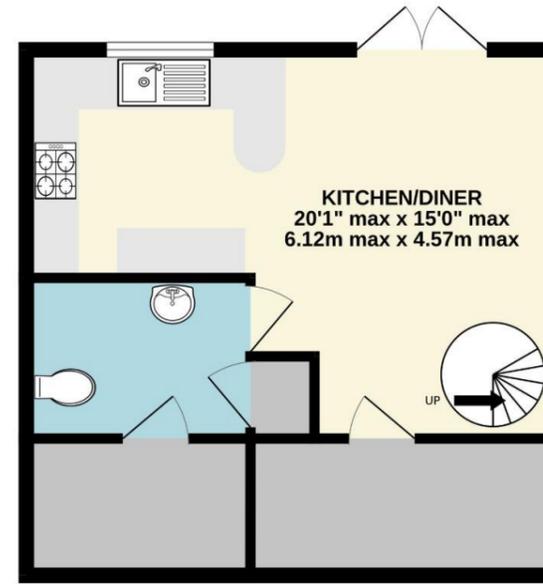
**Services**  
Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

**Council Tax Band**  
Band C

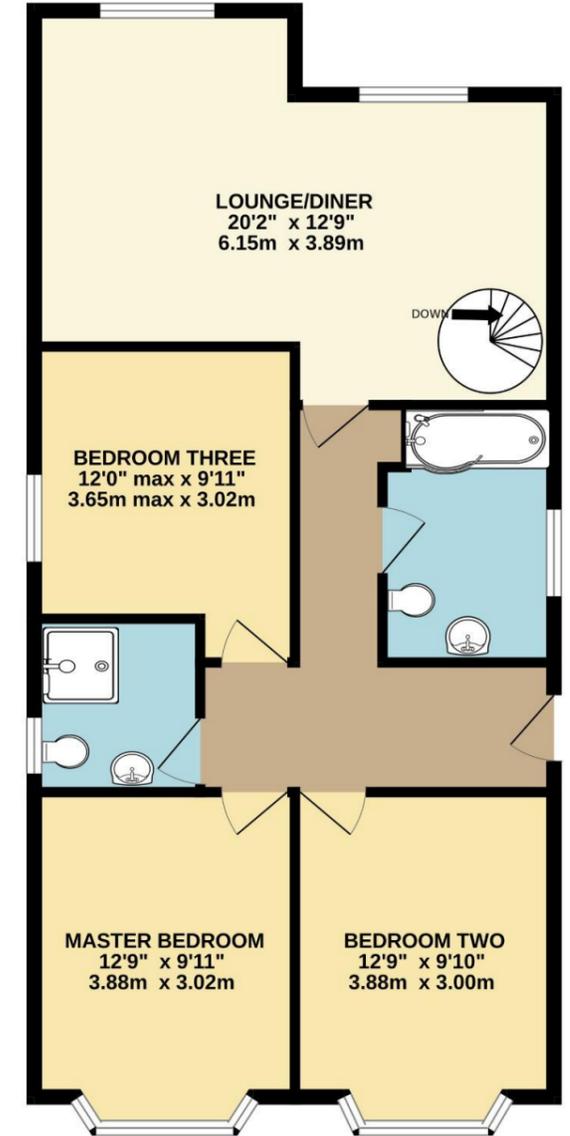
**Sellers Position**  
Buying On

**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.

BASEMENT



GROUND 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

249 Peartree Avenue  
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

2-4 New Road  
Southampton  
SO14 0AA

023 8071 0402

### Do you need an Energy Performance Certificate?

Field Palmer are able to offer EPC services across Hampshire and the south of England.

### We can offer mortgage advice

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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