



Bryanston Road, Southampton SO19 7AN

welcome to

Bryanston Road, Southampton

* FOUR BEDROOM CHALET BUNGALOW * NO CHAIN * FANTASTIC VIEWS OF RIVER ITCHEN * TWO RECEPTION ROOMS * DRIVEWAY * DOWNSTAIRS BATHROOM & UPSTAIRS CLOAKROOM * GREAT LOCATION *

Front Garden

Raised driveway as well as car port area, pathway leading to side access.

Lounge

12' 3" x 17' 1" (3.73m x 5.21m)

Situated at the rear with a double glazed window to the rear aspect, stunning views across the garden and River Itchen, two gas radiators, feature fireplace, parquet flooring.

Dining Room

12' 4" x 10' 8" (3.76m x 3.25m)

Double glazed window to the side aspect, gas radiator, parquet flooring.

Kitchen

12' 2" x 7' 2" (3.71m x 2.18m)

Wall and base cupboard units with roll-edge wood work surfaces over, sink, four ring gas hob, double glazed window and door to the side aspect.

Bedroom Three

14' 7" x 9' 1" (4.45m x 2.77m)

Located on the ground floor with double glazed window to the front aspect, gas radiator, parquet flooring, built in storage.

Bathroom

Located on the ground floor, 3 piece suite, bath with mixer taps and overhead shower, low level w/c, wash hand basin, tiled walls, tiled flooring, double glazed window to the side aspect, heated towel rail.

Landing

Stairs from downstairs entrance hall, skylight, doors leading to;

Upstairs Cloakroom

Low level w/c, wash hand basin in storage vanity unit, fitted mirror, heated towel rail, double glazed window to the rear aspect.

Bedroom One

13' 4" x 10' 10" (4.06m x 3.30m)

Situated at the front of the property with double glazed window to the front aspect, gas radiator, built in wardrobe.

Bedroom Two

14' 2" x 9' 10" (4.32m x 3.00m)

Situated at the rear of the property with double glazed window to the rear aspect, radiator, built in wardrobe.

Bedroom Four

6' x 6' 3" (1.83m x 1.91m)

Double glazed window to the front aspect, gas radiator.

Rear Garden

Generous veranda which can be accessed from the lounge, overlooking rear garden with panoramic views of River Itchen and marina, steps leading down.





Nestled in a fantastic location, this four bedroom chalet bungalow offers exceptional potential and beautiful surroundings. Enjoy stunning views across the River Itchen, complemented by a generous rear garden. To the front, a private driveway provides convenient off-road parking.

The ground floor of the property boasts two reception rooms, fitted kitchen, downstairs bedroom and bathroom. Upstairs, you'll find three further bedrooms and a cloakroom. This property is vacant and offered with no onward chain, presenting a fantastic opportunity for a renovation project.

Please note: All services/appliances have not and will not be tested.

Agents Note: Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



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welcome to

Bryanston Road, Southampton

- Four Bedroom Chalet Bungalow
- NO CHAIN
- Great Renovation Project
- Panoramic Views of River Itchen
- Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£325,000



Total floor area 111.5 m² (1,200 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
BIT113117 - 0003

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