



CHARLES CARR

ESTATE AGENTS & VALUERS







Offers Over £280,000

Bullar Road,  
SO18 1GS

EPC Rating '64'

### MAIN DESCRIPTION

Set in the sought after area of Bitterne Park, this property promotes a unique opportunity to all potential buyers. The property is connected to the side and there is another dwelling attached to the rear of the property. The property has been priced accordingly and the living accommodation is unrivalled in the price range.

### APPROACH

The property is accessed via drop curb and has a pedestrian pathway to the front door. To the side is a driveway with access to a garage and the dwelling to the rear, they have right of access over the land to access their property.

### ENTRANCE HALL

Set with stripped wood flooring, with stairs to the first floor and meter cupboard, the entrance hall is a grand room with retained character features throughout.

### LOUNGE

15' 18" x 12' 43" (5.03m x 4.75m) into Bay  
The lounge is set with a double glazed bay window to the front, this makes the room bright and airy, enhanced by the high ceilings. Set with picture rails, ornate architrave and ceiling rose. The lounge has been redecorated throughout and is a well proportioned room with wall mounted radiator.





### DINING ROOM

12' 35" x 10' 44" (4.55m x 4.17m)

The dining room has dual aspect double glazed windows to both the side and rear aspect. Set with picture rails and wood effect laminate flooring. The dining room is open plan to the kitchen and there is a range of complimentary eye and base level units to make the most of the kitchen space. Other benefits include a contemporary vertical radiator and space for a freestanding fridge/ freezer.

### KITCHEN

9' 9" x 7' 56" (2.97m x 3.56m)

The kitchen has been refitted with a range of eye and base level units with complimentary work surfaces over. The kitchen offers an integrated sink with drainer unit and an oven/ hob with extractor over. There is additional space for a washer/ drier and dishwasher under. Other benefits include contemporary tiled splash backs and a UPVC door to the side.

### FIRST FLOOR LANDING

The landing has been redecorated with light, neutral colours and has original coricing and archways, the flooring has been stripped and varnished and a bespoke wooden staircase leads to the 2nd floor master suite.

### BEDROOM TWO

15' 61" x 10' 25" (6.12m x 3.68m) Into Bay

Bedroom two was the original master bedroom and has a double glazed bay window to the front, set with stripped wooden flooring and wall mounted radiator.

### BEDROOM THREE

12' 36" x 10' 44" (4.57m x 4.17m)

Set with dual aspect double glazed windows to the side and rear elevation. Bedroom three is a good sized double bedroom and has a wall mounted radiator and wood effect flooring.

### SEPARATE W/C

From the landing there is a separate W/C for practicality. There is a low level, push button W/C and a wash basin with tiled splash backs. There is an also a double glazed window to the side elevation.

### BATHROOM

9' 12" x 5' 7" (3.05m x 1.7m)

The bathroom has been redecorated to a sympathetic style throughout. There is an enclosed bathroom with glass screen and shower over and a pedestal wash basin. Set with neutral tiled splash backs to key areas, wall mounted radiator and stripped flooring.

### MASTER SUITE

15' 44" x 13' 72" (5.69m x 5.79m) Max

Set with skimmed ceilings and recessed spotlights, the master suite brings a modern edge to a traditional house. There are three triple glazed windows to the side and the rear aspects and a triple glazed Velux window above the dressing area. There is access to eaves storage and a door leading to the En- Suite. This is a truly stunning room.

### EN- SUITE

6' 56" x 4' 09" (3.25m x 1.45m)

The en- suite is set with a corner shower unit with shower. There is a low level W/C and wash basin. There is a triple glazed Velux style skylight and tiling to principal areas.

### OUTSIDE

To the rear there is a garage to the right hand side with up and over door. The garden is accessed via a gated entrance and a path leads to a hidden garden, enclosed by wooden panel fencing. There is an area of lawn and a landscaped patio area. Surrounded by a variety of flower, shrubs and small trees. There is also a storage shed and greenhouse.

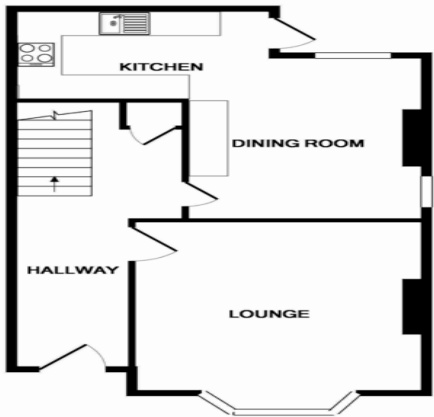
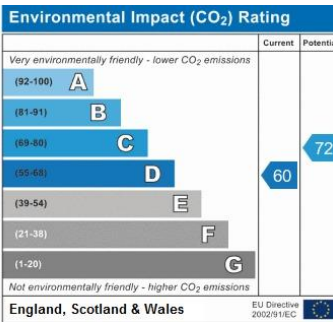
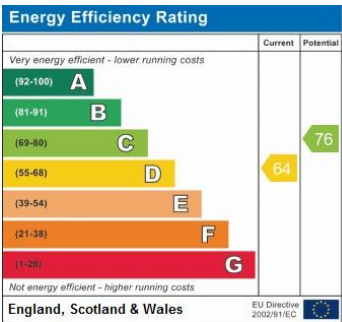




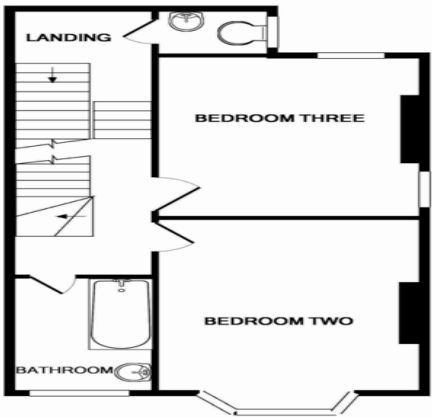
Tenure: Freehold

Council Tax Band

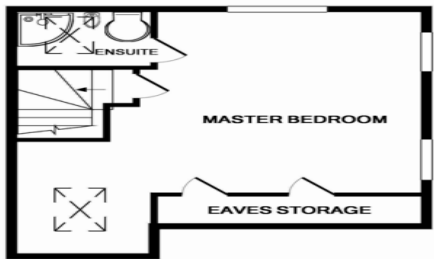
Local Authority:



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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