



CHARLES CARR

ESTATE AGENTS & VALUERS





Offers In Region Of £240,000

Woodmill Lane,
SO18 2PA

EPC Rating '66'

DESCRIPTION

Charles Carr are delighted to present this charming, detached bungalow, set in the heart of Bitterne Park. The property offers off road parking to the front and has two double bedrooms. Other benefits include a private rear garden, full of nature, a lounge/diner and a lean-to conservatory to the rear. An internal viewing is highly recommended.

APPROACH

To the front the property is enclosed by dwarf brick wall and there is a driveway providing off road parking. The front garden is mainly laid to lawn and has a variety of flowers and shrubs. A pathway leads to the front door.





ENTRANCE HALL

The entrance hall is set with a textured ceiling; a loft hatch provides access into a partly boarded loft space with light and ladder. The hall is set with stripped back and varnished floor boards.

LOUNGE

15' 5" x 10' 2" (4.7m x 3.1m) Max

Set with textured ceiling and stripped, varnished floor boards. Double glazed sliding patio doors lead to the rear patio and provide fabulous garden views. There is also a wall mounted radiator.

KITCHEN

7' 9" x 7' 4" (2.36m x 2.24m)

The kitchen is set with a skimmed ceiling with inset spot lights. A double glazed window to side aspect creates a bright and airy room. The kitchen offers base units with rolled edged work surface over, one and a half stainless steel sink and drainer, tiled splash backs, integral electric oven and hob, space for washing machine.

LEAN- TO CONSERVATORY

10' 10" x 6' 6" (3.3m x 1.98m)

The conservatory has fantastic views over the garden and has a pitched Poly-carbonate roof. There are also double glazed windows to the side and rear aspects, power and light are connected.

MASTER BEDROOM

12' 8" x 9' 7" (3.86m x 2.92m) Into Bay

The master bedroom is set to the front of the property. Offering a skimmed and coved ceiling, with double glazed bay window to front aspect, radiator, stripped back and varnished floor boards.

BEDROOM TWO

10' 10" x 8' 0" (3.3m x 2.44m) Into Bay

Textured and coved ceiling, double glazed window to front aspect, radiator, stripped back and varnished floor boards.

BATHROOM

Textured ceiling, obscured double glazed window to side aspect, suite comprising of panel enclosed bath with electric shower over, low level WC, hand wash basin, radiator.

OUTSIDE

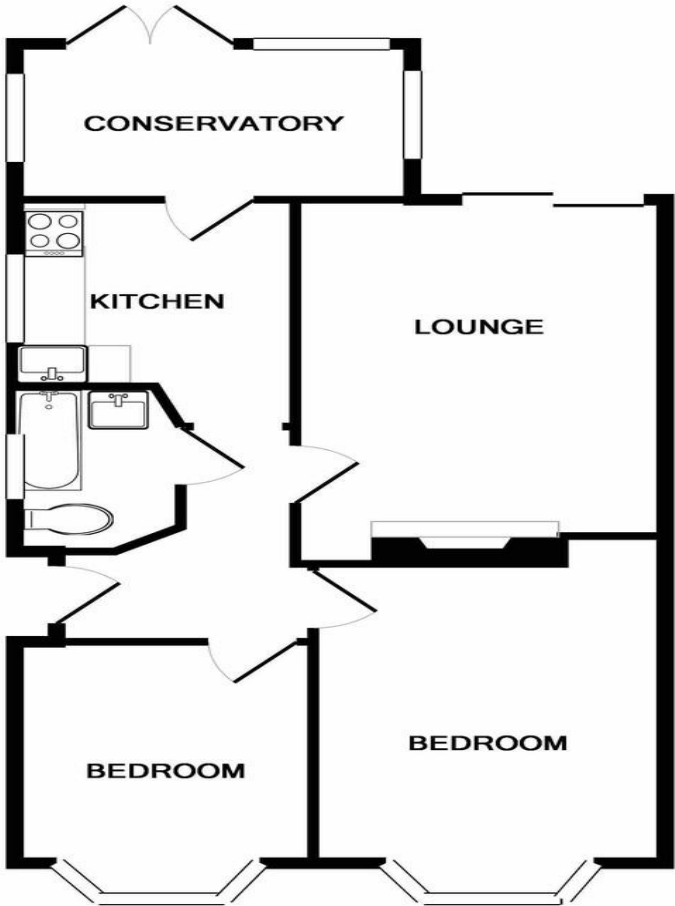
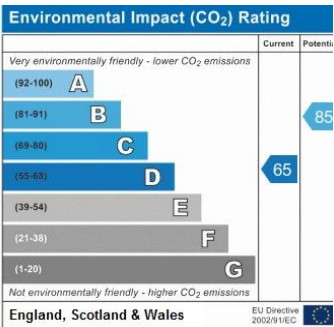
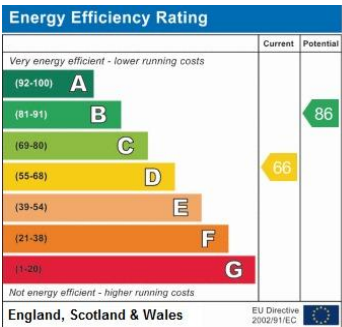
Fully enclosed rear garden with side pedestrian access, patio seating area. The garden is predominantly laid to lawn, with established tree, flower and shrub borders, outside tap, this garden offers a good degree of privacy and an outside shed*



Tenure: Freehold

Council Tax Band: TBC

Local Authority: Southampton City Council



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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