



CHARLES CARR

ESTATE AGENTS & VALUERS







Asking Price £289,950

Bath Road,  
SO19 5EU

EPC Rating 'TBC'

#### GUIDE PRICE FROM £290,000 - £300,000 -

Located in the heart of Bitterne is this desirable character semi-detached home offering a circa 220ft plot and a 140ft rear garden! Many benefits include a multi-vehicle block paved driveway, a separate lounge, an open plan kitchen/diner, a separate utility room, a downstairs shower room and conservatory. On the first floor there are three bedrooms and an en-suite shower room. The large rear garden is beautifully maintained with lawned, decked and patio areas and an assortment of storage sheds and a workshop to the rear.

#### APPROACH -

Dropped kerb and block paved driveway for multiple vehicles, side access gate, planting borders, storm porch.

#### ENTRANCE HALL -

Entrance porch has a window, radiator, built in storage cupboard and wood flooring, leading into main hallway where wood flooring continues, carpeted stairs to the first floor, doorways into lounge and dining room.





#### LOUNGE -

14' 0" x 11' 9" (4.27m x 3.58m) MAX

Double glazed bay window to front aspect, two feature fitted storage cupboards, feature electric fireplace with brick surround, radiator, wood floor.

#### DINING ROOM -

11' 8" x 11' 8" (3.56m x 3.56m)

Double glazed side aspect window, partially open plan to Kitchen, doorway to storage cupboard under the stairs, radiator, wood flooring.

#### KITCHEN/BREAKFAST ROOM -

9' 1" x 12' 0" (2.77m x 3.66m)

Double glazed side aspect window and door, double glazed garden view window, kitchen storage cupboards, roll-top work surfaces, tiled splash backs, breakfast bar, Rangemaster cooker and matching extractor hood, integrated dishwasher and fridge freezer, heated towel rail, tile style floor.

#### UTILITY ROOM -

8' 6" x 4' 6" (2.59m x 1.37m)

Double glazed side aspect window, assortment of storage cupboards, roll-top work surface, integral separate freezer, space for washing machine.

#### SHOWER ROOM -

8' 5" x 2' 9" (2.57m x 0.84m)

Tiled floor, partially tiled walls, fitted shower, wall mounted wash hand basin, low level WC, radiator.

#### CONSERVATORY -

12' 0" x 9' 1" (3.66m x 2.77m)

Double glazed with brick base, tiled floor, double glazed door leading out to the rear garden, two radiators, wall mounted lights and ceiling mounted light.



#### BEDROOM ONE -

11' 8" x 11' 9" (3.56m x 3.58m)

Double glazed front aspect window, built in cupboard with sliding door housing wall mounted gas central heating boiler (only circa 4/5 years old - last serviced 10/05/2019), radiator, carpeted floor.

#### BEDROOM TWO -

11' 8" x 9' 0" (3.56m x 2.74m)

Double glazed side aspect window, radiator, carpeted floor, doorway into en-suite shower room.

#### ENSUITE SHOWER ROOM -

9' 1" x 3' 5" (2.77m x 1.04m)

Double glazed side aspect window, tiled walls and flooring, fitted shower, low level push button WC, corner wash hand basin.

#### BEDROOM THREE -

9' 2" x 7' 8" (2.79m x 2.34m)

Double glazed garden view window, radiator, carpeted floor.

#### REAR GARDEN -

Circa 140ft long - Block paved pathway, outside power and tap, area laid to lawn, block paved patio, decked patio area with playhouse/storage shed, further lawn area with an assortment of fruit trees, accessible under a grape vine covered pergola with railway sleeper steps and pathway laid to bark chippings. To the rear are two storage sheds/workshop, a potting shed and workshop housing magnificent fully functioning model railway which is a negotiable aspect of sale.



Tenure: Freehold

Council Tax Band B

Local Authority: Southampton City Council

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## West End Road

5 West End Road  
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## Contact Us

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements