



CHARLES CARR

ESTATE AGENTS & VALUERS





Asking Price Of £425,000

Beech Avenue,
Bitterne Park,
Southampton,
Hampshire,
SO18 4HR

EPC Rating '59'

**** OPEN HOUSE 12/10/19 - ASKING PRICE £425,000 ****

Charles Carr are delighted to present this 3 bed detached house in the highly desirable area of Bitterne Park. The property boasts: three double bedrooms, three large reception rooms, separate kitchen, spacious front garden, loft room, off road parking, Bitterne Park school catchments. Viewing is highly recommended to fully appreciate the property. Offered with no forward chain!



APPROACH

The property is accessed via a dropped kerb to a concrete driveway. The front garden is predominantly laid to lawn with hedgerow to the front and a variety of flower and shrub borders. Both sides of the property provide access to the rear garden. The property is accessed via a wooden front door.



ENTRANCE HALL

Provides access to all key rooms. Benefits from a skimmed ceiling, textured wallpaper walls, carpeted floor.

RECEPTION ROOM 1

17' 5" x 13' 11" (5.32m x 4.25m)

Benefits from double glazed window to front aspect, carpeted floor.

DINING ROOM

12' 8" x 12' 4" (3.87m x 3.76m)

Benefits from carpeted floor, access to kitchen and pantry, double glazed window to the side aspect.

KITCHEN

12' 5" x 6' 11" (3.79m x 2.13m)

Benefits from a skimmed ceiling, lino flooring, double glazed windows to side and front aspect. Featuring: a mixture of eye and base level units with roll top work surfaces over, tiled splashbacks. Access to rear garden.

LOUNGE

13' 10" x 11' 8" (4.24m x 3.58m)

Benefits from carpeted floor, open feature fireplace, double glazed bay window to the side aspect, double glazed window to the rear aspect.

LANDING

15' 7" x 5' 2" (4.75m x 1.59m)

Benefits from skimmed ceiling, carpeted floor, doors provide access to all key rooms. Pull down ladder provides access to loft room.



MASTER BEDROOM

14' 0" x 11' 8" (4.27m x 3.58m)

Benefits from feature fireplace, carpeted floor, double glazed window to the front aspect. Door to airing cupboard.

BEDROOM 2

13' 11" x 11' 3" (4.25m x 3.44m)

Benefits from carpeted floor, feature fireplace, double glazed window to side aspect.

BEDROOM 3

13' 11" x 11' 10" (4.25m x 3.61m)

Benefits from carpeted floor, feature fireplace, built in wardrobes, double glazed window to rear aspect.

BATHROOM

8' 8" x 5' 11" (2.66m x 1.82m)

Three piece suite to include panel enclosed bath with shower over, low level WC, wash basin. Obscure double glazed window to the side aspect, tiling to principle areas.

LOFT ROOM

24' 8" x 8' 5" (7.54m x 2.57m)

Textured ceiling, carpeted floor.

GARDEN

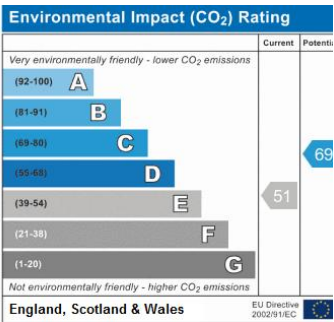
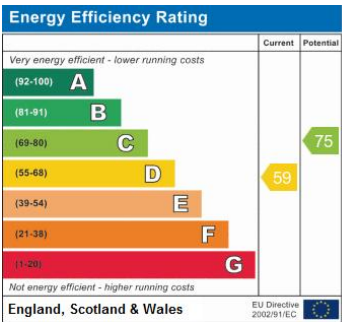
Block paved patio area. The garden is predominantly laid to lawn with a variety of shrub borders.



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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