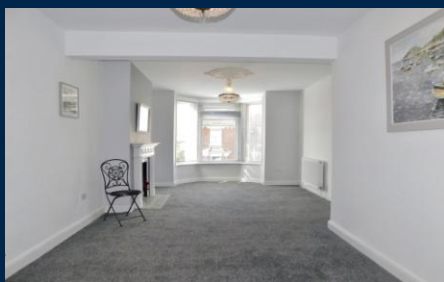
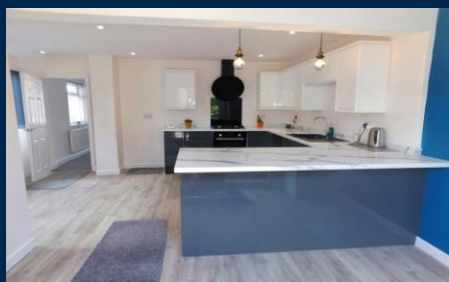




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£314,950 Freehold



25 Oaktree Road
Southampton
Hampshire
SO18 1PL

- Semi Detached House
- Four Bedrooms
- Recently Refurbished
- Fitted Kitchen/Breakfast Room

Email - southampton@dibbensproperty.co.uk Tel - 02392 647 171

"Dibbens are delighted to bring to the market this stunning four bedroom semi detached house which has undergone extensive modernisation including new double glazing, gas central heating, kitchen and bathroom. The property's accommodation is laid out over three levels and briefly consists of an entrance hall, lounge/diner, a large fitted kitchen/breakfast room and a cloakroom. On the first floor there are three double bedrooms and the family bathroom. Bedroom four is on the second floor. The property also benefits from off road parking to the front of the property and a large enclosed rear garden. Located in Bitterne Park and Bitterne Park School Catchment viewing is highly recommended."

Mark Watson, Group Manager, Southampton

ENTRANCE HALL

Coved & smooth plaster ceiling, radiator, stairs to first floor landing.

LOUNGE/DINER

23' 4" x 11' 8" (7.13m x 3.58m) Smooth plaster ceiling, double glazed bay window to front aspect, double glazed window to side aspect, two radiators, feature fire place.

KITCHEN/DINER

18' 1" x 15' 4" (5.52m x 4.69m) Smooth plaster ceiling, double glazed window to side aspect, double glazed French style doors to rear aspect leading out to the rear garden, inset down lighting, radiator, a range of wall mounted & base level units, roll top work surfaces, built in gas hob & electric oven with extractor hood above, space & plumbing for a washing machine, space & plumbing for a dishwasher, space for a fridge/freezer, sink & drainer with mixer tap above.

CLOAKROOM

Smooth plaster ceiling, obscure double glazed window to side aspect, low level WC, wash hand basin with storage cupboard below, tiling to principle areas.

LANDING

Smooth plaster ceiling, loft hatch.

BEDROOM 1

15' 2" x 11' 6" (4.63m x 3.51m) Smooth plaster ceiling, two double glazed windows to front aspect, radiator, feature fire place.

BEDROOM 2

11' 5" x 9' 8" (3.48m x 2.96m) Smooth plaster ceiling, double glazed window to side aspect, double glazed window to rear aspect, radiator.

BEDROOM 3

10' 11" x 7' 8" (3.34m x 2.35m) Smooth plaster ceiling, double glazed window to rear aspect, radiator.

BATHROOM

11' 6" x 6' 9" (3.52m x 2.07m) Smooth plaster ceiling obscure double glazed window to rear aspect, heated towel rail, inset down lighting, part tiled walls, panel enclosed bath, low level WC, wash hand basin with storage cupboard below, fully tiled double shower cubicle.

SECOND FLOOR

BEDROOM 4

13' 7" x 10' 0" (4.16m x 3.05m) Smooth plaster ceiling, double glazed window to front aspect, radiator.

FRONT

The front has been laid to tarmac & provides driveway parking for one car. There also steps leading up to the front door.

REAR GARDEN

The large & secluded rear garden has been completely re-landscaped & is mainly laid to lawn with mature shrubs & borders. There is a patio area that is ideal for al fresco dining, outside tap & side access via a gate.

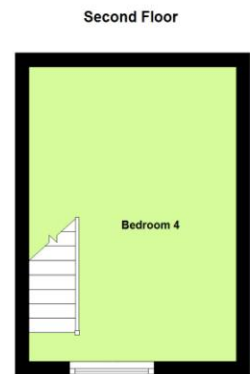
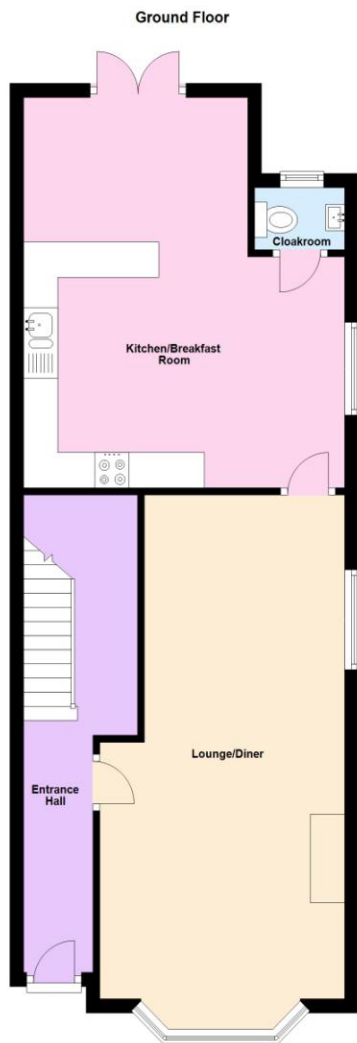


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		44
(21-38) F		
(1-20) G	7	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		