



CHARLES CARR

ESTATE AGENTS & VALUERS





Guide Price £255,000-£275,000

Bitterne Road West,
Bitterne Manor,
Southampton,
Hampshire,
SO18 1AN

GUIDE PRICE £255,000 - £275,000.

Charles Carr are proud to announce to the market this three bedroom detached property set in the popular location of Bitterne Manor. The property offers separate lounge, kitchen/diner, downstairs shower room, conservatory. Upstairs there are three bedrooms and family bathroom. The property also benefits from off road parking and a large enclosed garden. Please contact to arrange a viewing.

APPROACH

The property is accessed via a dropped kerb leading to a tarmac driveway providing off road parking and access to the rear garden via a gate. The property is accessed via a UPVC front door leading to:

PORCH

Benefits from a skimmed ceiling, double glazed obscure window to the side aspect, laminate flooring. Wooden door leads to:

ENTRANCE HALL

Benefits from a skimmed ceiling, laminate flooring, double glazed window to the side aspect. Doors provide access to all rooms and understairs storage, currently housing the boiler and switch board.





LOUNGE

12' 2" x 12' 2" (3.73m x 3.71m)

Benefits from a skimmed ceiling, carpeted floor, double glazed bay window to the front aspect, feature fireplace, wall mounted radiator.

DOWSTAIRS WC

Benefits from tiled walls, obscure double glazed window to the side aspect, tiled floor, electric underfloor heating. Featuring: low level WC, wash hand basin and shower unit.

KITCHEN/DINER

13' 2" x 12' 11" (4.03m x 3.94m)

Benefits from a skimmed ceiling, double glazed window to the side aspect, laminate flooring, wall mounted double radiator. Featuring: a range of eye and base level units with complimentary work surfaces over, integrated oven with hob and extractor fan over, space for dishwasher. Space for dining table and chairs. Sliding doors lead to:

CONSERVATORY

13' 6" x 12' 5" (4.14m x 3.79m)

Double glazed windows to the side and rear aspects, space and plumbing for washing machine and tumble dryer. Double glazed door provides access to the rear garden.

LANDING

Benefits from a skimmed ceiling, carpeted floor, storage cupboard. Doors provide access to all key rooms.

MASTER BEDROOM

13' 8" x 13' 0" (4.18m x 3.97m)

Benefits from a skimmed ceiling, carpeted floor, triple glazed bay window to the front aspect, wall mounted radiator.

BEDROOM 2

11' 6" x 7' 9" (3.53m x 2.37m)

Benefits from a skimmed ceiling, carpeted floor, wall mounted radiator, double glazed window to the rear aspect.

BEDROOM 3

8' 4" x 5' 9" (2.56m x 1.77m)

Benefits from a skimmed ceiling, carpeted floor, wall mounted radiator, double glazed window to the rear aspect, access to the loft via a loft hatch.

LOFT

The loft space is fully boarded with electric lighting and velux window.

BATHROOM

8' 3" x 5' 0" (2.54m x 1.54m)

Benefits from a skimmed ceiling, tiling to principle areas, obscure double glazed window to the side aspect, heated towel rail, lino flooring. Three piece suite to include: wash hand basin, panel enclosed bath with shower over, low level WC.

REAR GARDEN

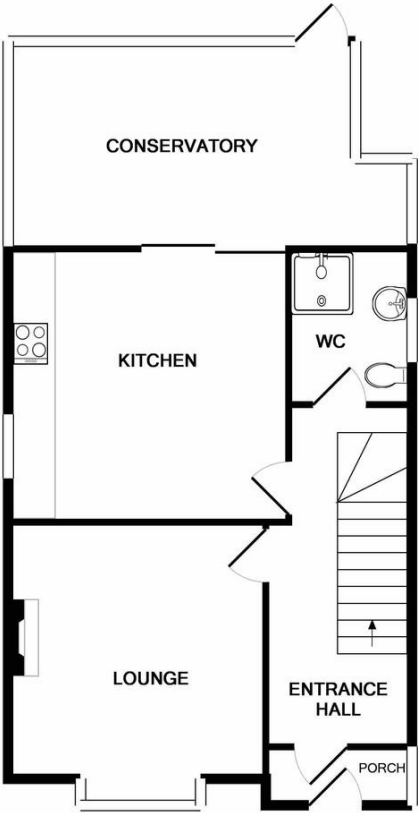
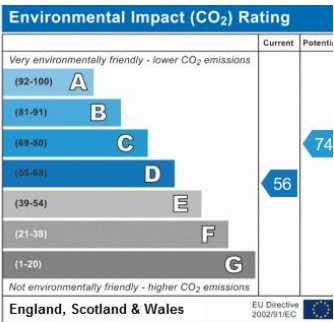
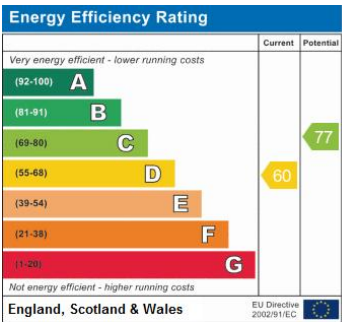
The garden is predominantly laid to lawn with a small decking area, enclosed by brick walling to the right and wood panel fencing to the left and rear. Also featuring a shed and summerhouse to the rear of the garden.



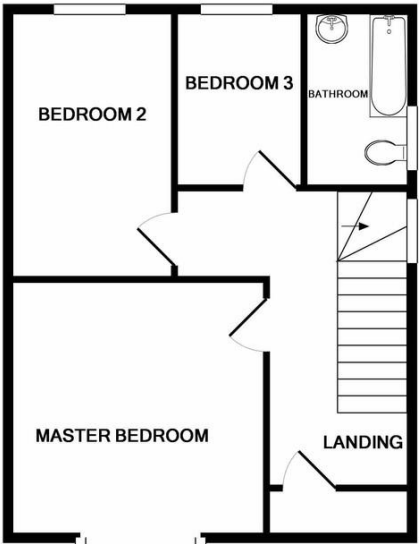
Tenure: Freehold

Council Tax Band: 'TBC'

Local Authority: Southampton City Council



GROUND FLOOR



1ST 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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