

Guide Price £425,000 – £450,000

| Southampton | SO18 1LT

Guide price £425,000 - £450,000. Charles Carr are offering for sale this four bedroom family home located within the heart of Bitterne Park. The property is situated within walking distance of Bitterne Triangle and Riverside Park and within Bitterne Park School catchments. The accommodation is currently set over two floors with a large entrance hall, lounge with bay window and open fire, dining room, cloakroom, and kitchen. On the first floor there are four double bedrooms. Outside the property benefits from a mature rear garden with a main lawn, lower patio with seating area as well as a pond and garage/workshop.

- *FOUR DOUBLE BEDROOMS*
- *EDWARDIAN BUILD*
- *LOTS OF CHARACTER*
- *LARGE HALLWAY*
- *2 RECEPTION ROOMS*
- *GARAGE/WORKSHOP*
- *FRONT AND REAR GARDENS*
- *DOWNSTAIRS W.C*
- *VENDOR SUITED*

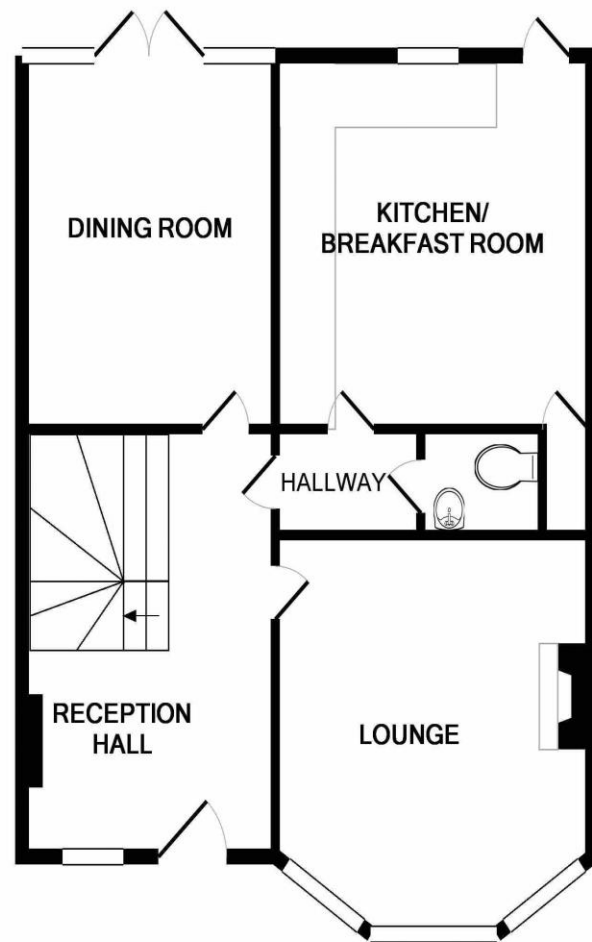
As you enter into the 10ft hallway you will instantly get a feel for the size of this property. Enter into the lounge with feature fireplace and a bay window. The dining room has double glazed patio doors to the rear garden. You will also find a fitted kitchen and Downstairs W.C.

On the first floor you will find four double bedrooms. a bathroom and separate W.C. The master bedroom has fitted wardrobes and a bay window. Bedrooms two and four are double in size and have double glazed windows backing on to the rear garden. Bedroom three has two fitted cupboards.

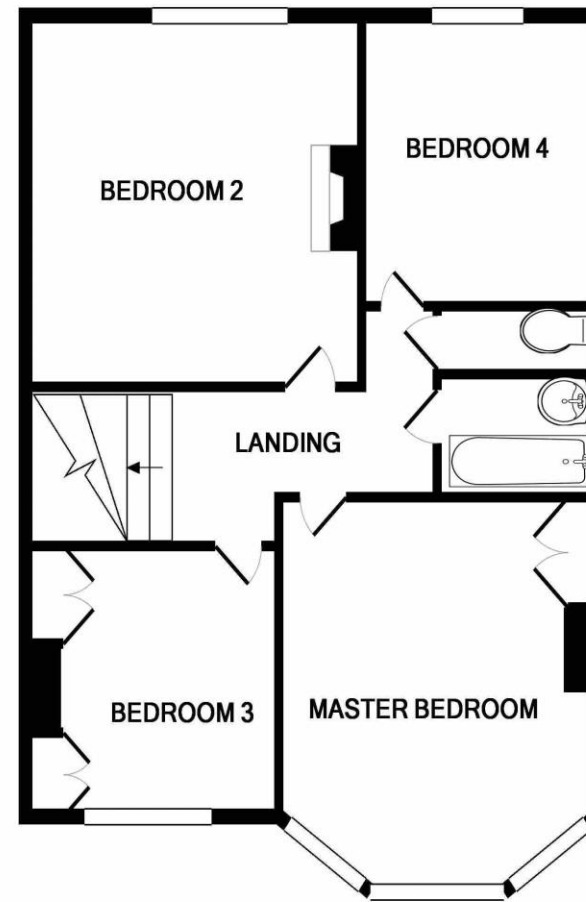
To the front of the house is a pathway leading to the front door. there is a brick wall with trees and shrubs. In the rear garden there is a patio area leading to the main lawn area with a pond. Further up there are vegetable/flower growing patches and a garage which can provide off road parking.

- HALLWAY - 10' 6" x 10' 6" (3.2m x 3.2m)*
- LOUNGE - 12' 8" x 16' 4" (3.860m x 4.98m)*
- DINING ROOM - 15' 4" x 12' 7" (4.675m x 3.848m)*
- KITCHEN - 13' 1" x 11' 9" (4m x 3.579m)*
- MASTER BEDROOM - 16' 4" x 12' 10" (4.976m x 3.9m)*
- BEDROOM TWO - 13' 5" x 12' 7" (4.1m x 3.836m)*
- BEDROOM THREE - 10' 3" x 9' 3" (3.133m x 2.817m)*
- BEDROOM FOUR - 8' 0" x 10' 7" (2.444m x 3.235m)*





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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Charles Carr would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position for you.



Bitterne (Flagship)
5 West End Road . Southampton . SO18 6TE
☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk

Eastleigh (Sales)
23 High Street . Eastleigh . SO50 5LF
☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk

Bitterne Precinct (Lettings)
367 Bitterne Road . Southampton . SO18 5RR
☎ 023 8083 9280 ✉ lettings@charlescarrproperty.co.uk

Woolston (Sales)
5 The Colonnade . Bridge Road . Southampton . SO18 6TE
☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk

St Catherines Road

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