



GUIDE PRICE

£210,000

Freehold

Macnaghten Road, Bitterne, SO18 1GH

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA: 1433 sq ft (133.2 sq m) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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.
 Made with Metropix 10/2014



Macnaghten Road, Bitterne, SO18 1GH

3 Beds - 2 Baths

****For sale by online auction**Pre-Auction offers considered****

A deceptively spacious character home set in the popular location of Bitterne Park, with over 1400 sq. ft of living accommodation on offer. Being offered with no forward chain!

FEATURES

- Fantastic renovation project
- Three reception rooms and three double bedrooms
- Character features including bay windows
- Large, private rear garden
- Easy access To Southampton City Centre and Bitterne train station
- Buyers fee applies
- Auction pack available on request
- Auction date - Thursday 16th January 2025



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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Built in the early 1900s this three bedroom family home has an abundance of space on offer and includes original features such as large bay windows. The accommodation comprises of three double bedrooms and three large reception rooms which have been divided up by the current owners to form six smaller bedrooms. Although the property requires modernisation, the space on offer and convenient location for access to the city centre makes the property a fantastic purchase with the added bonus of no forward chain!

Located on a highly requested road in Bitterne Park. Just a short walk from Riverside Park with its open spaces and scenic walks along the river Itchen. Woodmill activity centre is close by offering Kayaking, Archery, Climbing and SUP, perfect for the whole family. The popular Bitterne Park School is close by and so is Bitterne Park Primary school. The property sits just a short walk from Bitterne Triangle shops with a wide range of amenities. As well as boasting a traditional bakers, there's and a small Co-operative store. Southampton City Centre is a short drive away and so is access to junction 5 of the M27 that also connects with the M3 for access to London.



Outside

Brick wall surrounds front garden. Concrete pathway leading to front door. Sheltered porch canopy over the front door. Concrete side access leads to wooden gate through to back garden.

Hallway (24' 4" x 5' 4") or (7.42m x 1.62m)

Wooden front door with single, opaque glazing. Carpet. Deep moulded skirting boards. Radiator. Carpeted staircase with wooden handrail rising to first floor. Under stairs storage cupboard.

Reception One (12' 4" x 12' 2") or (3.76m x 3.72m)

Wooden door. UPVC double glazed bay window to front aspect. Carpet. Moulded skirting boards. Radiator. Glass shower cubicle and tray with wall mounted shower. Kitchenette.

Reception Two (12' 2" x 10' 4") or (3.70m x 3.14m)

Wooden door. Dual aspect UPVC double glazed windows. Deep moulded skirting boards. Radiator. Wooden doors provide access to built in wardrobes. White wash basin with chrome taps, tiled splash back and vanity unit below.

Shower Room (2' 11" x 10' 3") or (0.90m x 3.12m)

Wooden door. Vinyl flooring. Tiled walls. Low level WC with cistern. Radiator. Glass shower cubicle and tray with tiled surrounds and wall mounted shower. Extractor fan.

W.C (3' 7" x 2' 7") or (1.10m x 0.80m)

Wooden door. Single glazed window to back garden. Tiled floor. Tiled walls. Low level WC with cistern.

Reception Three (11' 10" x 10' 3") or (3.60m x 3.12m)

Wooden door. UPVC double glazed window to side. Laminate flooring. Moulded skirting boards. Radiator. Fitted wardrobe housing electric meter. Glass shower cubicle and tray with wall mounted electric shower. Wash basin with chrome mixer tap and vanity unit below. Radiator.

Kitchen/Dining Area (10' 2" x 10' 3") or (3.10m x 3.12m)

UPVC double glazed rear door with opaque glazing. UPVC double glazed window to back garden and side aspect. Tiled floor. Moulded skirting boards. Wall and base units. Integrated electric oven and four point electric hob with stainless steel extractor hood above. Space for under counter fridge. Space and plumbing for washing machine. Stainless steel sink and drainer. Wall mounted Valiant boiler. Radiator. Wooden door provides access to WC.



Landing (26' 4" x 5' 8") or (8.03m x 1.72m)

Carpet. Deep moulded skirting boards. Loft access. Radiator.

Bedroom One (16' 3" x 12' 2") or (4.95m x 3.71m)

Wooden door. UPVC double glazed bay window to front aspect. Additional UPVC double glazed window to front. Carpet. Deep moulded skirting boards. Radiator. Glass shower cubicle and tray with wall mounted electric shower. Kitchenette. Extractor fan. Access to RCD breakers and electric meter.

Bedroom Two (12' 3" x 10' 5") or (3.74m x 3.17m)

Wooden door. UPVC double glazed window to side aspect. Carpet. Deep moulded skirting boards. Radiator. Capped fireplace. Wooden door provides access to fitted wardrobe. Wash basin with chrome taps and vanity unit below.

Bathroom (5' 6" x 7' 3") or (1.68m x 2.21m)

Wooden door. UPVC double glazed opaque window to side. Vinyl flooring. Tiled walls. Low level WC with wall mounted cistern. Glass shower cubicle and tray with wall mounted shower. Space and plumbing for washing machine. Wooden door provides access to storage cupboard housing the water tank.

Kitchen (9' 10" x 6' 7") or (3.0m x 2.01m)

UPVC double glazed kitchen to side. Vinyl flooring. Wall and base units. Work surfaces. Stainless steel sink and half with chrome mixer tap. Space for fridge freezer. Space and plumbing for fridge freezer. Radiator. Loft hatch.

Bedroom Three (10' 3" x 10' 3") or (3.12m x 3.12m)

UPVC double glazed bay window to back garden. Carpet. Deep moulded skirting boards. Wash basin with vanity unit below. Wooden door provides access to fitted wardrobe. Radiator.

Garden

Large area laid to tarmac. Area laid to lawn. Brick shed. Fencing and hedge row for privacy.

Other

Council Tax: Southampton City Council Tax Band D £1558.96 2024/25 charges.
Vendors Position: No forward chain

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor is free to remarket the property and the reservation fee will not be returned. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the legal pack, if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**Guide price - This is an indication of the sellers minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price



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