



8 Deacon Close, Bitterne - SO19 7BP  
Offers in excess of £425,000

WHITE & GUARD



# 8 Deacon Close

Bitterne, Southampton

## INTRODUCTION

This extended four bedroom semi-detached house has been finished to a high standard throughout and offers excellent accommodation. On the ground floor the property benefits from an entrance hall, a lounge to the front, a downstairs bathroom, a family sitting room and a 17ft kitchen/diner. Whilst to the first floor are four double bedrooms and a family shower room. Additional benefits include off road parking to the front and a low maintenance garden to the rear.

## LOCATION

Bitterne has a thriving centre that offers a broad range of shops and general amenities along with its own infant, primary, junior, senior schools and train station. Southampton's city centre with its broad range of shops including WestQuay shopping centre, its bars, restaurants, cinemas, amenities and mainline railway station is within easy reach. Southampton Airport is around twenty minutes away and all main motorway access routes are also close by, including M27, M3 and A3 to London.

- Tenure - Freehold
- Southampton City Council - Band C
- EPC - Grade C







**INSIDE** The property is accessed via the composite front door which opens into the entrance hall. The hallway has laminate flooring, a radiator, stairs to the first floor with under stairs storage and access to all principal rooms. The lounge has a double glazed bay window to the front aspect, carpeted flooring, a radiator and space for an electric fire with wooden surround and marble hearth. The downstairs bathroom has recently been replaced and has an obscure double glazed window to the side aspect, laminate flooring, partly tiled walls and benefits from a heated towel rail. There is a panel enclosed curved bath with shower over, a wash hand basin and WC. The sitting room is situated to the right, off the entrance hall and has carpeted flooring and a radiator. The sitting room opens directly into the kitchen/diner which runs the width of the property to the rear and has a double glazed window and French doors to the rear aspect leading out to the garden, with a second double glazed door to the side aspect, also leading out to the garden. There is a radiator and the kitchen itself has a mixture of wall and base units with roll top worktops and a composite sink. Integrated appliances include an oven and hob with extractor over, a microwave oven and a dishwasher. There is space for an American style fridge/freezer and a washing machine. The first floor landing has a double glazed window to the side aspect, carpeted flooring, a built-in storage cupboard and loft access. Bedroom one has a double glazed bay window to the front aspect, carpeted flooring and a radiator. Bedroom two has a double glazed window to the rear aspect, again carpeted flooring and a radiator. Bedroom three has a Velux window, carpeted flooring and a radiator. Bedroom four has a double glazed window to the rear aspect, carpeted flooring and radiator. The shower room has an obscure double glazed window to the front aspect, is laid to lino flooring and benefits from a heated towel rail. There is a shower, a wash hand basin and WC.



**OUTSIDE** A dropped kerb to the front of the property give access to the blocked paved driveway, providing off road parking for multiple vehicles. The driveway leads down the side of the property to a wooden gate, with access to the rear garden. The front garden is low maintenance with a brick wall to the front and side, with areas for plants. The rear garden has a raised decking area, with steps leading down to a blocked paved pathway which continues down to the end of the garden and a patio area. The rear garden is low maintenance with artificial grass and shingle, with and area to the end for a storage shed. The rear garden is enclosed via a wooden fence.



## SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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### Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



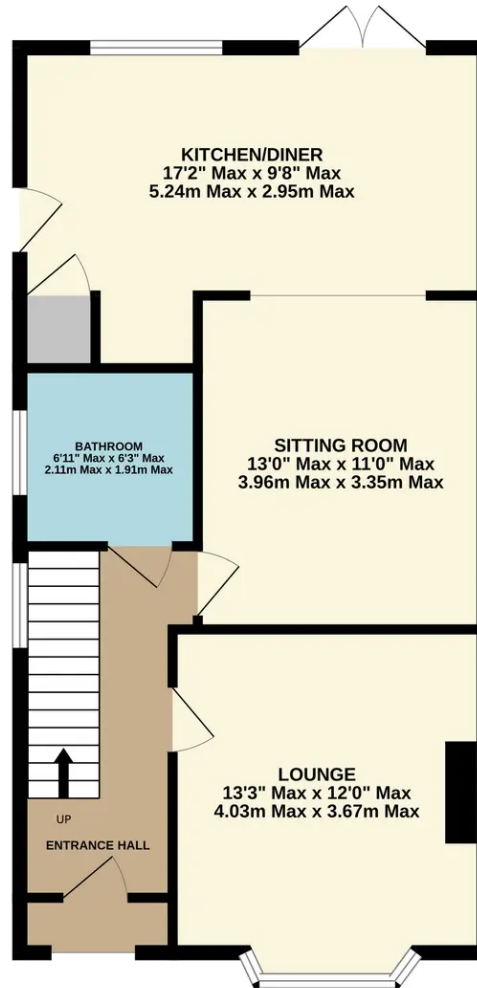
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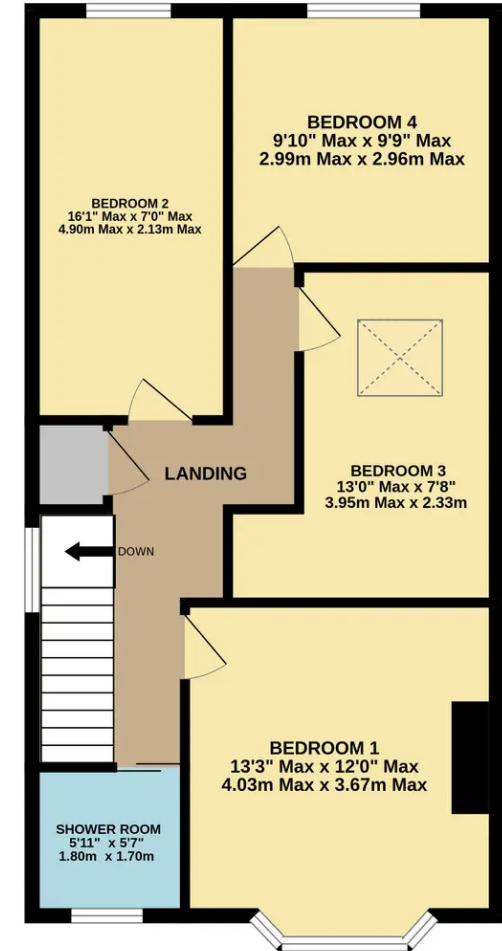
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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