



Casa Dorisa, Kanes Hill, Southampton, SO19 6AJ

Guide Price £400,000 to £425,000

WHITE & GUARD



# Casa Dorisa, Kanes Hill

Southampton, Hampshire

## INTRODUCTION

This extended two bedroom detached bungalow is offered with no forward chain and offers excellent accommodation throughout.

Accommodation briefly comprises an entrance hall, two double bedrooms, a shower room, 19ft kitchen/diner, a 20ft lounge, a conservatory, utility room, WC and office/store room. Additional benefits include off road parking for multiple vehicles, a car port and an enclosed rear garden.

## 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
- Eastleigh Borough Council - Band D
- EPC - Grade D







## INSIDE

Entering via the UPVC front door into the entrance hall, the hallway has carpeted flooring, a radiator, a loft hatch and access to all principal rooms. Bedroom one is situated to the front of the property and has a double glazed bay window to the front aspect, carpeted flooring, a radiator and built-in wardrobes. Bedroom two also has a double glazed bay window to the front aspect, carpeted flooring, a radiator to one wall and built-in wardrobes. The shower room has two obscure double glazed windows to the side aspect, is laid to tiled flooring, has a radiator, a walk-in shower, 'his and hers' wash hand basins with storage under and a WC. The 20ft lounge has double glazed windows and French doors to the rear aspect, opening out to the garden. The room has carpeted flooring, a radiator and an electric fireplace with wooden surround and marble hearth. A door to one side of the lounge opens through to the conservatory. The conservatory itself has double glazed windows to the sides and rear with double glazed French doors to the rear, opening out to the garden. The room has laminate flooring, two radiators and doors then opening to both the utility room and the kitchen/diner. The 19ft kitchen/diner itself can also be accessed from the entrance hall and has double glazed French doors to the side aspect, opening to the car port. There is part carpeted flooring and part laminate flooring and a radiator. The kitchen itself has a mixture of wall and base units with roll top worktops and a composite sink, along with an integrated oven and hob. There is space for a dishwasher and an undercounter fridge and freezer. The utility room is accessed from the conservatory and has a double glazed window to the front aspect and is laid to lino flooring. There is space and plumbing for a washing machine and a tumble dryer. A door to one side provides access to the separate WC which has carpeted flooring, a wash hand basin and WC. The study/store room has a double glazed window to the rear aspect, a wooden door to the side aspect opening to the garden and is laid to carpeted flooring.

## OUTSIDE

To the front of the property there is a hard standing driveway providing off road parking for multiple vehicles. Metal gates to one side of the property open to the car port providing further parking. To the other side of the property, there is access via a hard standing pathway leading to the rear garden. The rear garden itself has a hard standing patio leading to an area laid to lawn to the rear of the garden. There are multiple areas for sheds and a greenhouse with the garden being enclosed via a wooden fence to both sides and a hedge to the rear.





## SERVICES

Gas, electricity, water 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.



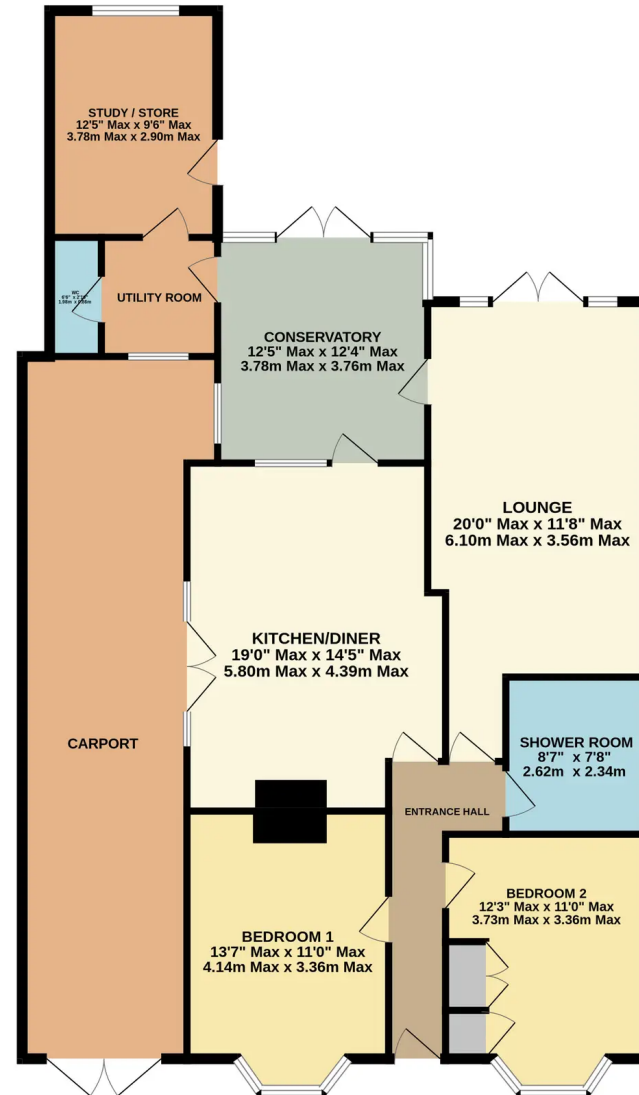
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## GROUND FLOOR



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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