



157 Dimond Road, Bitterne Park, Southampton, SO18 1PD

Guide Price £450,000 to £475,000

WHITE & GUARD

157 Dimond Road

Bitterne Park, Southampton

INTRODUCTION

Located in the popular location of Bitterne Park, this attractive and renovated four bedroom detached family home is offered with no forward chain. Accommodation on the ground floor briefly comprises an entrance hall, a 25ft lounge, a dining room, a modern fitted downstairs bathroom, and a modern fitted kitchen opening to the rear garden. The first floor benefits from four bedrooms and a modern fitted shower room.

Additional benefits include off road parking to the front, a carport, and an enclosed rear garden with a garage currently used by the vendor for storage.

LOCATION

Bitterne Park benefits from its own primary and secondary schools, along with a local library and Bitterne Park Triangle - a focal point in the area which also has a number of local shops and amenities nearby. The property is also in close proximity to Riverside Park which runs along the edge of the River Itchen - good for walking, cycling and kayaking in the river itself. Southampton's city centre with its broad range of shops, bars, restaurants, cinemas, amenities and mainline railway station is within easy reach, along with Southampton Airport being around twenty minutes away. All main motorway access routes are also close by, including M27, M3 and A3 to London.

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





INSIDE

This substantial property is accessed via the UPVC double glazed front door opening into the entrance hall. The hallway is laid to laminate flooring, has a radiator to one wall, stairs to the first floor and access through to the lounge and dining room. The 25ft lounge has a double glazed window to front aspect, is laid to carpeted flooring, has two radiators and double doors opening through to the modern fitted kitchen. The dining room has a double glazed window to the side aspect, is laid to laminate flooring, has a radiator to one wall and access to both the downstairs bathroom and the kitchen. The modern downstairs bathroom itself has an obscure double glazed window to the rear aspect, has tiled flooring and partly tiled walls, along with a heated towel rail, an oval bathtub, a wash hand basin and WC. The stunning kitchen has a double glazed window and French doors to the rear aspect opening to the garden. There are two Velux windows, tiled flooring and a radiator to one wall, along with a mixture of modern wall and base units with roll top worktops and a stainless steel sink. Integrated appliances including an oven and hob with extractor over, as well as there being space for a washing machine and a fridge/freezer.

To the first floor, the landing is laid to carpeted flooring, has a loft hatch and access to the bedrooms and bathroom. Bedroom one has a double glazed window to the rear aspect, is laid to carpeted flooring and has a radiator to one wall. Bedroom two has a double glazed window to the front aspect, is laid to carpeted flooring and has a radiator to one wall. Bedroom three has a double glazed window to the rear aspect, is laid to carpeted flooring and has a radiator to one wall. Bedroom four has a double glazed window to both the front and rear aspects, is laid to carpeted flooring and has a radiator to one wall. The shower room has an obscure double glazed window to the rear aspect, is laid to laminate flooring, has tiled walls, a shower, a wash hand basin and WC.

OUTSIDE

A dropped kerb to the front of the property gives access to the hard standing driveway, providing off road parking for multiple vehicles. The driveway leads to the front door and the carport. The front garden is laid to lawn, with a wooden fence to both sides. The rear garden has a hard standing patio perfect for enjoying the garden and entertaining, with a hard standing pathway leading down to the end of the garden. Laid to lawn either side of the pathway, there is also a garage situated to one side of the garden with up and over door providing ideal storage.



SERVICES

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

T: 023 8202 2192

5 West End Road, Bitterne,
Southampton, Hampshire, SO18 6TE

E: bitterne@whiteandguard.com

W whiteandguard.com

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.



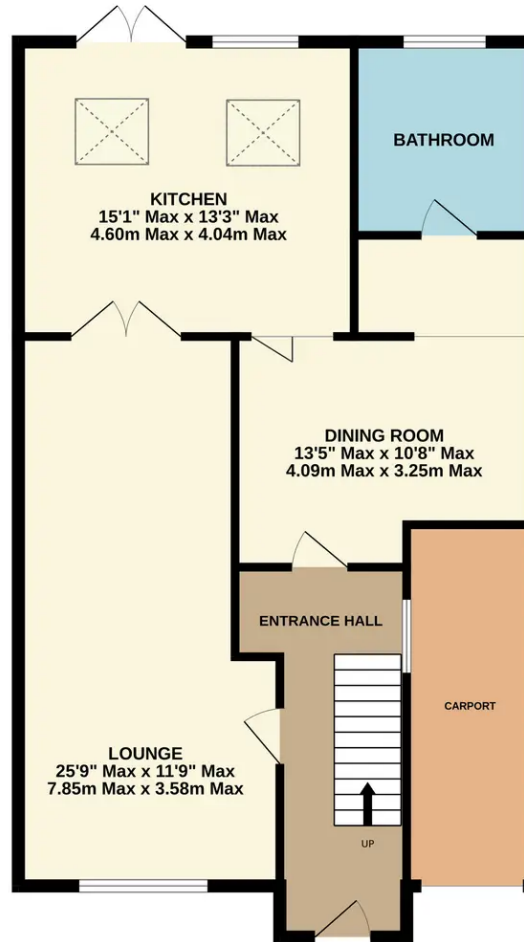
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PRS Property Redress Scheme

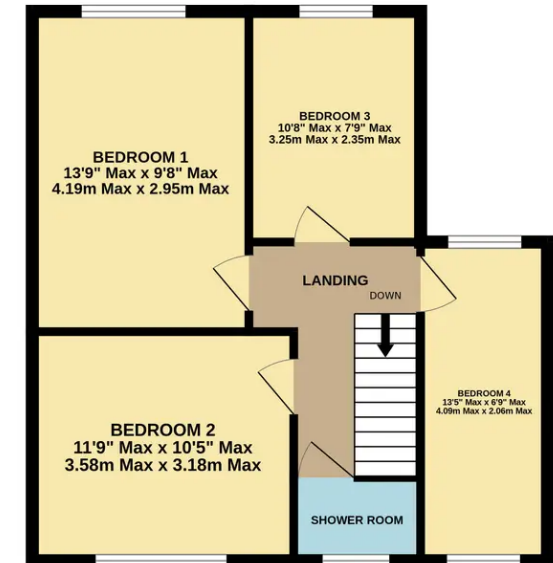
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GROUND FLOOR



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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