



10 Brownlow Avenue, Bitterne, Southampton, SO19 7BY

Offers in Region of £475,000

WHITE & GUARD

10 Brownlow Avenue

Bitterne, Southampton

INTRODUCTION

This 1930's extended three bedroom detached family house is situated in the desirable location of Brownlow Avenue in Bitterne. The property has been finished to a high standard throughout and the accommodation briefly comprises an entrance hall, a 16ft lounge with bay window, a sitting room and open plan kitchen/diner, along with a cloakroom on the ground floor. The first floor benefits from three bedrooms and a modern family four-piece bathroom. Additional benefits include off road parking to the front and an enclosed low maintenance 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 and 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 links east and west bound via M3 to M25 and via A3 to London.

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





INSIDE

Entering via the original stained glass wooden front door into the entrance hall, the hallway is laid to Karndean flooring, has a radiator, stairs to the first floor with under stairs storage and access to all principal rooms. The lounge is situated to the front of the property and has a double glazed bay window to the front aspect, is laid to carpeted flooring, has a radiator and a log burner with brick surround and hearth. The sitting room has access opening to the dining room and kitchen area, with a radiator to one wall and is laid to Karndean flooring. The dining room benefits from a continuation of the Karndean flooring, has a radiator and double glazed bi-folding doors to the rear aspect opening to the garden. The kitchen, which is open to the dining room, can also be accessed from the entrance hall. The continuation of the Karndean flooring adds to the open plan feel. There is a radiator, a mixture of wall and base units with roll top worktops, a breakfast bar and a ceramic Belfast sink. Integrated appliances include a double oven and hob with extractor over, along with space for an American style fridge/freezer, a dishwasher, a washing machine and a tumble dryer. The downstairs cloakroom has an obscure double glazed window to the side aspect, is laid to tiled flooring, has a radiator, a wash hand basin and WC.

The first floor landing has a double glazed window to the side aspect, has carpeted flooring and a loft hatch. Bedroom one has a double glazed bay window to the front aspect, carpeted flooring, a radiator and a brand new air conditioning unit. Bedroom two has a double glazed window to the rear aspect, carpeted flooring and a radiator. Bedroom three has a double glazed window to the rear aspect, wooden flooring and a radiator. The bathroom has recently been renovated and has an obscure double glazed window to the front aspect, is laid to vinyl flooring, has a heated towel rail, an oval shaped bathtub, with a separate shower, a wash hand basin with storage under and WC.

OUTSIDE

A dropped kerb to the front of the property, extended to cover the whole width of the shingled driveway, provides off road parking for multiple vehicles. The driveway leads to the front door and a wooden gate to one side provides access down the side of the property to also access the rear garden. The rear garden itself is south-south west facing and is mainly laid to artificial grass with steps leading down from the back door to a hard standing patio. To the end of the garden, there is a brick-built BBQ and area for a wooden storage shed. The garden is enclosed via a newly installed 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

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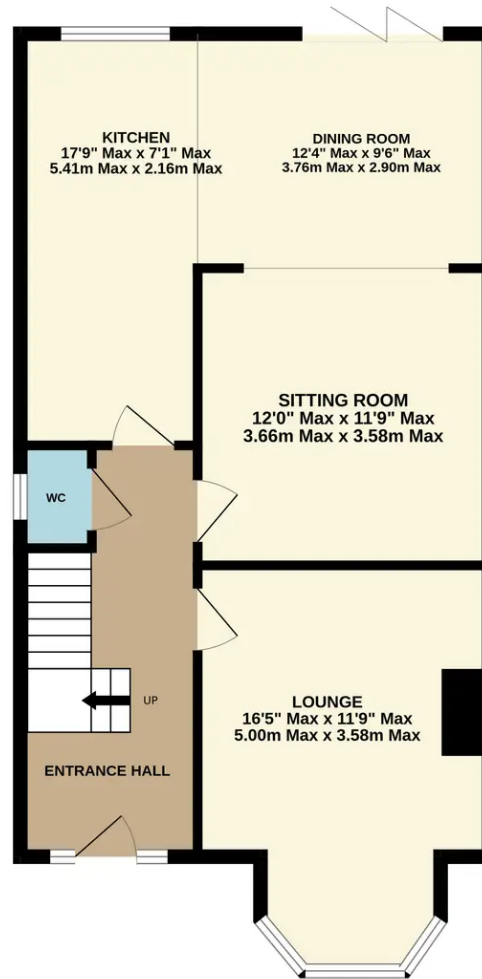
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PRS Property Redress Scheme

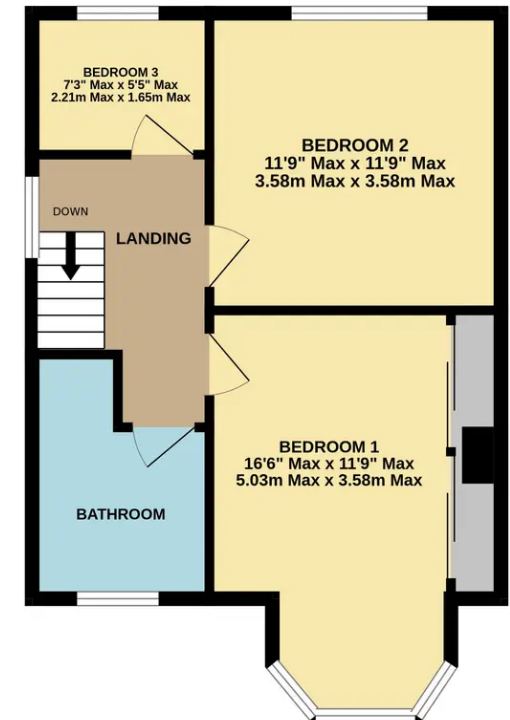
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GROUND FLOOR



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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