



2 Chine Avenue, Bitterne, Southampton, SO19 7JF

Guide Price £475,000 to £500,000

WHITE & GUARD

2 Chine Avenue

Bitterne, Southampton

INTRODUCTION Situated in the popular location of Chine Avenue in Bitterne, this extended four bedroom detached family home offers excellent accommodation throughout. The property has been finished to a high standard throughout and comprises an entrance porch opening into the entrance hall, a 15ft lounge, modern fitted kitchen open to the dining room, a separate sitting room, utility room and cloakroom on the ground floor. The first floor benefits from four bedrooms, a four-piece family bathroom, a separate shower room and a dressing room to bedroom three. Additional benefits include off road parking to the front, with both front and rear gardens.

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.

OUTSIDE The front of the property benefits from a low maintenance front garden mainly laid to shingle with a flower bed to the centre of the garden. To one side, there is a hard standing driveway providing off road parking for one vehicle, with steps leading up to the front door. The rear garden is mainly laid to lawn with decking laid from the kitchen doors. A pathway provides access up to the rear of the garden and a raised decking is found to one side. The garden is enclosed via a wooden fence.

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





INSIDE This well-presented family home is accessed via the wooden front door opening into the entrance porch, which has carpeted flooring and opens into the entrance hall via an internal wooden door. The entrance hall has newly fitted carpeted flooring, a radiator, stairs to the first floor with under stairs storage, along with access to the sitting room and the dining room. The sitting room has a double glazed window to the front aspect, carpeted flooring and a radiator. The dining room is situated to the rear of the property and has a double glazed window to the rear aspect, engineered oak wood flooring and a radiator. The modern fitted kitchen has double glazed sliding doors to the rear aspect opening to the garden, a continuation of the engineered oak wood flooring and a mixture of wall and base units with CORIAN solid worktops. A matching central island with an inset stainless steel sink and mixer tap, has space for breakfast bar style chairs. Integrated appliances include a Range cooker with extractor over, an integrated dishwasher with space for an American style fridge/freezer. Double doors to one end of the kitchen open into the lounge. The 15ft lounge has a double glazed bay window to the front aspect, carpeted flooring and a radiator. The utility room has double glazed sliding doors to the rear aspect opening to the garden, lino flooring, a range of wall and base units with wooden worktops over and space for a washing machine and a tumble dryer. The cloakroom is accessible from the utility room, has lino flooring, a wash hand basin and WC.

The first floor landing has newly fitted carpeted flooring, a built-in storage cupboard housing the combi boiler and a loft hatch. 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, laminate flooring and a radiator. Bedroom four has a double glazed window to the front aspect, laminate flooring and a radiator. The dressing room to bedroom three is accessible from the hallway and has carpeted flooring, opens to bedroom three and has a door opening to the shower room. Bedroom three has a double glazed window to the front aspect, carpeted flooring and a radiator. The shower room has an obscure double glazed window to the rear aspect, lino flooring, a radiator, a shower and a wash hand basin with storage under, along with a WC. The family bathroom has an obscure double glazed window to the rear aspect, lino flooring, tiled walls, an oval bath, a separate shower, a wash hand basin with storage under, along with a WC.



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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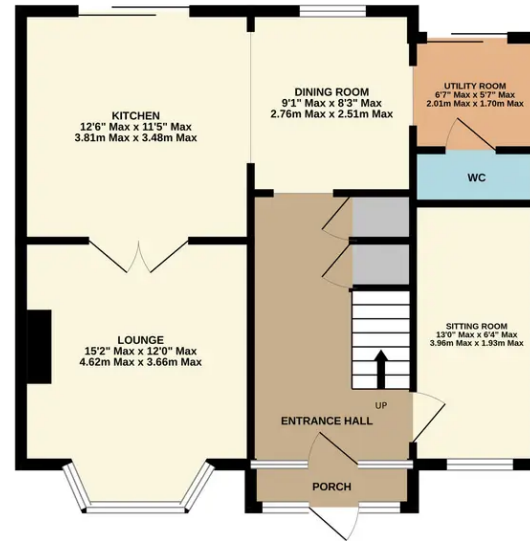
E: bitterne@whiteandguard.com

W whiteandguard.com

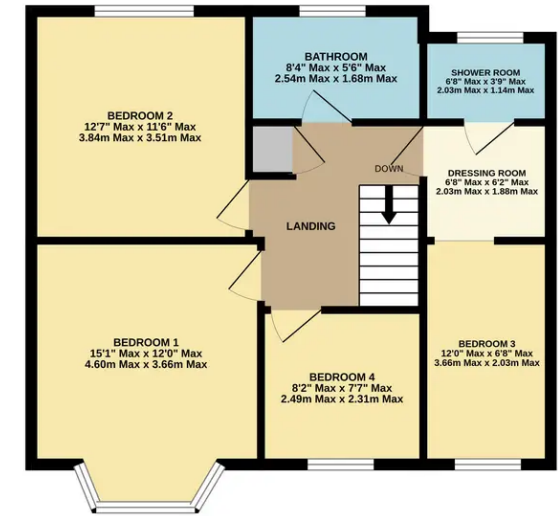
Disclaimer

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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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