



30 Brownlow Avenue, Bitterne, Southampton, SO19 7BY

£375,000

WHITE & GUARD

# 30 Brownlow Avenue

Bitterne, Southampton

## INTRODUCTION

Located in the highly desirable location of Brownlow Avenue in Bitterne, this three bedroom detached family home is set on a corner plot. Accommodation on the ground floor briefly comprises an entrance porch opening into the entrance hall, a 15ft lounge, a kitchen, dining room with bay window, a downstairs cloakroom and conservatory with doors to the rear garden. The first floor benefits from three bedrooms and a family bathroom. Additional benefits include mature front, side and rear gardens, off road parking and a detached garage.

## 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 E





**INSIDE** This well-presented family home is accessed via the double glazed front door which opens into the entrance porch, with double glazed windows to the front aspect and a door opening into the entrance hall. The entrance hall itself is laid to carpeted flooring, has a radiator, stairs to the first floor with under stairs storage and doors opening to both the lounge and the kitchen. The 15ft lounge has a double glazed bay window to the front aspect and two double glazed port hole windows to the side aspect. The room is laid to carpeted flooring, has a radiator and a feature fireplace with wooden surround and marble hearth. The kitchen has a double glazed window to side aspect, is laid to lino flooring, has a heated towel rail, a range of wall and base units with roll top worktops and a composite sink. There is an integrated oven and hob with extractor over, along with space for a fridge/freezer and a dishwasher. A UPVC door to the rear aspect opens through to the conservatory. The dining room is accessible via the kitchen and has a double glazed bay window to the side aspect, is laid to carpeted flooring, has a radiator and built-in storage units. The conservatory has double glazed windows to both the side and rear aspects with double glazed French doors to the rear aspect, opening to the garden. The room is laid to carpeted flooring, has space and plumbing for a washing machine, along with access opening to the downstairs cloakroom. The cloakroom is laid to lino flooring, has tiled walls, a wash hand basin and WC.

To the first floor, the landing has an obscure double glazed window to the side aspect, carpeted flooring, has a loft hatch and access to the bedrooms and bathroom. Bedroom one has a double glazed bay window to the front aspect, carpeted flooring, built-in wardrobes and a radiator to one wall. Bedroom two has a double glazed bay window to the side aspect, carpeted flooring, a radiator to one wall and built-in wardrobes. Bedroom three has a double glazed window to the front aspect, carpeted flooring, a radiator to one wall and a built-in wardrobe. The bathroom has an obscure double glazed window to the rear aspect, carpeted flooring, tiled walls, a heated towel rail, a panel enclosed bath with shower over, a wash hand basin with storage under and WC.

**OUTSIDE** The front and side gardens of this corner plot are mainly laid to lawn with a variety of flowers and shrubs. The rear garden features an artificial lawn with raised beds. The rear of the property provides off road parking via a hard standing driveway that leads to a detached garage which has an up and over door.



## SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of our 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.

