



24 Chafen Road, Bitterne Manor, Bitterne, SO18 1BB

£300,000

WHITE & GUARD

24 Chafen Road

Bitterne Manor, Southampton

INTRODUCTION

This two bedroom detached home, situated in the popular location of Bitterne Manor, has been finished to a high standard throughout. Accommodation briefly comprises an entrance hall, a 15ft lounge, a 15ft dining room and fitted kitchen on the ground floor. Whilst to the first floor are two double bedrooms and a family bathroom. Additional benefits include off road parking to the front and an enclosed garden to the rear.

LOCATION

Bitterne Manor is close to Bitterne which has a thriving centre that offers a broad range of shops, general amenities and railway station, along with its own infant, primary, junior and senior schools. Southampton's city centre with its broad range of shops, restaurants, 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 with M27 links east and west bound including via M3 to M25 and via A3 to London.

- Tenure - Freehold
- Southampton City Council - Band C
- EPC - Grade E





INSIDE

Entering via the composite front door into the entrance porch, the porch opens directly into the hallway which is laid to carpeted flooring, has stairs to the first floor and access to all principal rooms. The lounge has a double glazed bay window to the front aspect and double glazed French doors to the rear aspect, opening out to the garden. The room is laid to carpeted flooring and has two radiators. The dining room has a double glazed bay window to the front aspect, is laid to laminate flooring, again has two radiators and access opening directly through into the kitchen. The kitchen itself has a double glazed window to the rear aspect, a double glazed door to the side aspect, opening to the garden. With a continuation of the laminate flooring, the kitchen has a built-in storage cupboard and a radiator to one wall. There is a mixture of wall and base units with roll top worktops and a stainless steel sink. Integrated appliances include an oven and hob with extractor over, along with space for a washing machine, a dishwasher and a fridge/freezer.

The first floor landing is laid to carpeted flooring, has a radiator to one wall, a loft hatch and access to the bedrooms and bathroom, as well as the addition of a built-in storage cupboard and a double glazed window to the rear aspect. Bedroom one has a double glazed window to the front aspect, is laid to carpeted flooring and has two radiators. Bedroom two also has a double glazed window to the front aspect, is laid to carpeted flooring and has a radiator to one wall. The bathroom has an obscure double glazed window to the rear aspect, benefits from tiled flooring, partly tiled walls, a heated towel rail and a storage cupboard. There is a panel enclosed bath with shower over a wash hand basin and WC.

OUTSIDE

A dropped kerb to the front of the property gives access to a shingled driveway providing off road parking for multiple vehicles. A hard standing pathway and metal gate lead down the side of the property to access the rear garden.

The rear garden itself is mainly laid to lawn with a hard standing patio leading from the back door. There are flowerbeds to the side and rear of the garden, with the garden itself being enclosed via a wooden fence and a brick wall.



SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the appliances and services 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.

