



74 Rossington Avenue, Bitterne, Southampton, SO18 4RR

Offers in excess of £365,000

WHITE & GUARD

74 Rossington Avenue

Bitterne, Southampton

INTRODUCTION

Having been offered to the first time in 60 years, this rarely available four bedroom detached family home is set within a desirable location and comes with views across Southampton from the loft room. Accommodation on the ground floor briefly comprises an entrance hall, 21ft lounge/diner with bay window to the front and French doors to the rear opening to the garden, with the kitchen also to the rear. Whilst to the first floor are three bedrooms and a family bathroom, with the second floor having the advantage of a fourth bedroom. Additional benefits include off road parking, a detached garage, along with both front and rear gardens. The property would benefit from some upgrading, to potentially increase its value.

LOCATION

Bitterne has a thriving centre that offers a broad range of shops and general amenities along with its own infant, primary, junior, 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, M3 and A3 to London.

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





INSIDE

The property is accessed via the UPVC front door which opens into the entrance hall. The hallway has an obscure double glazed window to the side aspect, is laid to carpeted flooring, has stairs to the first floor with under stairs storage and access to all principal rooms. The 21ft lounge/diner has a double glazed bay window to the front aspect, two double glazed windows to the side aspect, with a double glazed window and French doors to the rear leading out the garden. To one side is a stone effect fireplace to one wall with a stone effect hearth and an electric fire, the room is laid to newly fitted carpet and has an electric heater to one wall. The kitchen is set to the rear of the property and has a double glazed window to the rear overlooking the garden. A double glazed door to one side leads out to the side driveway and the garage. There are a mixture of wall and base units with roll top worktops and a stainless steel sink, with space for a washing machine and a fridge/freezer. Whilst to the first floor, the landing has a double glazed window to the side aspect, is laid to carpeted flooring and has access to the bedrooms and bathroom, as well as stairs leading to the second floor loft conversion. Bedroom one has a double glazed window to the front of the property and is laid to newly fitted carpeted flooring. Bedroom two has a double glazed window to the rear of the property overlooking the garden and again is laid to newly fitted carpeted flooring, as is bedroom three which also has a double glazed window to the rear, along with a built-in storage cupboard. The bathroom has an obscure double glazed window to the front of the property, is laid to lino flooring, has an electric heater to one wall and partly tiled walls. There is a panel enclosed bath with shower over, a wash hand basin and WC. The second floor benefits from a small landing which is laid to carpeted flooring, has access into the eaves, providing storage and leads to bedroom four. Bedroom four itself has a double glazed window to the side and rear of the property, again laid to newly fitted carpeted flooring.

OUTSIDE

A dropped kerb to the front provides access to the hard standing driveway, giving access for multiple vehicles. The driveway leads down to the front door and down the side of the property providing access to the detached garage and rear garden. The front garden is mainly laid to lawn with a hedge to the front. The rear garden is mainly laid to lawn with a hard standing patio and steps leading down to the garden. The rear garden itself is enclosed via a wooden fence to both sides and rear.



SERVICES

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

BROADBAND

Superfast Fibre Broadband is available with download speeds of 20-32 Mbps and upload speeds of 4-6 Mbps. Information has been provided by the Openreach website.

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.

