



5 Bryanston Road, Bitterne, Southampton, SO19 7AP

£325,000

WHITE & GUARD

5 Bryanston Road

Bitterne, Southampton

INTRODUCTION

This extended three bedroom semi-detached family home is situated in the popular location of Bitterne and has been finished to a high standard throughout. Accommodation on the ground floor briefly comprises an entrance hall, a 14ft lounge with bay window and a 17ft modern fitted kitchen open to the dining room. Whilst to the first floor are three bedrooms, two of which are doubles, and a family bathroom which also comes with a shower. Additional benefits include off road parking for multiple vehicles to the front and an enclosed landscaped 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 C
- EPC - Grade D





INSIDE This well-proportioned family home is entered via the UPVC double glazed front door opening into the entrance hall. The hallway has a double glazed window to the side aspect, is laid to wood flooring, has a radiator to one wall, stairs leading to the first floor which have under stairs storage, and then access to the principal rooms. The 14ft lounge has a double glazed bay window to the front aspect, is again laid to wood flooring and has a radiator to one wall. The 17ft modern kitchen has a double glazed window to the side aspect, is laid to laminate flooring and a radiator to one wall. There is a mixture of white wall and base units with cupboards and drawers under and worktops over, along with a stainless steel sink. Integrated appliances include an oven, hob and a dishwasher, as well as space for an American style fridge/freezer. The dining room is accessible via the kitchen and has a double glazed window to the rear, with French doors to the rear aspect opening to the garden. Laid to laminate flooring, the dining room also has a built-in storage cupboard with space and plumbing for a washing machine. The downstairs cloakroom is accessible from the entrance hall and is laid to laminate flooring with a WC.

To the first floor, the landing has an obscure double glazed window to the side aspect, is laid to carpeted flooring, has a loft hatch and doors leading to the bedrooms and bathroom. Bedroom one has a double glazed bay window to the front aspect, is laid to carpeted flooring and has a radiator to one wall. Bedroom two has a double glazed window to the rear aspect, is laid to carpeted flooring, has a radiator to one wall and benefits from built-in wardrobes. Bedroom three has a double glazed window to the front aspect, is laid to carpeted flooring and has a radiator to one wall. The white modern bathroom has an obscure double glazed window to both the side and rear aspects, is laid to tiled flooring, with partly tiled walls and a heated towel rail. As well as a panel enclosed bath, there is a separate shower, with a wash hand basin and WC.

OUTSIDE A dropped kerb to the front of the property gives access to a hard standing driveway providing off road parking for multiple vehicles. The driveway itself leads to steps up to the front door, with a wooden gate to the side of the property providing access to the rear garden at the side. The landscaped rear garden is tiered with flowerbeds on both sides, is laid to lawn in part and laid to decking, as well as having a patio and shingled areas. A metal storage shed is accessible via double doors, with the garden itself being enclosed via a brick wall and wooden fence.



SERVICES

Gas, electricity, water 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 up to 66-80 Mbps and upload speeds of up to 19-20 Mbps. Information has been provided by the Openreach website.

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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.



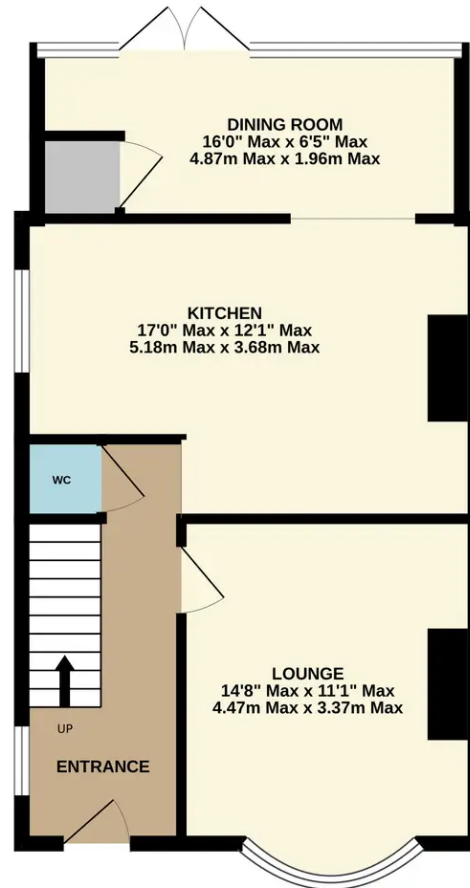
rightmove

PRS Property Redress Scheme

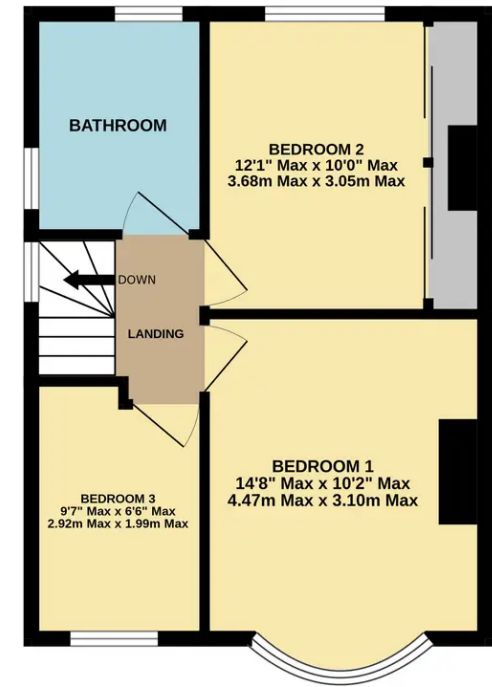
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GROUND FLOOR



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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