



10 Bond Road, Bitterne Park, Southampton SO18 1LP

In Excess of £500,000

WHITE & GUARD

# 10 Bond Road

## Bitterne Park, Southampton

**INTRODUCTION** This beautifully presented, three bedroom character home dates back to the early 1900's and is set in the popular location of Bitterne Park. Accommodation briefly comprises a stunning extensive entrance hall, a well-proportioned 16ft sitting room, a studio/extra reception room to the rear aspect and a 16ft gorgeous kitchen/diner, with the ground floor accommodation boasting a wealth of space. Whilst on the first floor there are three double bedrooms, an en-suite shower and a beautifully appointed four-piece family bathroom. Additional benefits include a good-sized mature rear garden and a driveway providing off-road parking.

**LOCATION** The property is within catchment for Bitterne Park Infant & Primary Schools, along with Bitterne Park Secondary School. Bitterne Park itself is close to Bitterne has a thriving centre that offers a broad range of shops and general amenities along with its own 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.

**OUTSIDE** The property is set on a large plot and has a gated side entrance. There is a dropped kerb to the front of the property providing off road parking for one car, as well as a front garden with a stone feature and wall surround. Access to the rear of the property is found to the side. The rear garden is mainly laid to lawn and has two patio areas, perfect for lounging on garden furniture or entertaining, and is enclosed via wood fence panelling. The garden benefits from a sunny aspect, with a wooden shed to one end, a log store to one side and an outside tap.

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





**INSIDE** This stunning family home has a wall fronted surround with a block paved driveway and stone feature. The glazed front door opens directly through to a beautiful entrance hall, which has checked tiled flooring and a staircase with runner leading to the first floor. The hall has a double glazed window to the front aspect with fitted blinds, a cast iron radiator and storage under the stairs. The sitting room has a double glazed sash bay window to the front aspect, solid wood flooring, a stunning open fire place with multi-fuel log burner, a radiator, a beautiful high ceiling and picture rails. The studio/extra reception room is laid to solid wood flooring, with an open fireplace, a double glazed window to the rear aspect and a radiator. A door from the hallway leads through to the 16ft kitchen/diner which is a well-proportioned 16ft room that been extended and enjoys views over the landscaped rear garden. The kitchen itself has been fitted with a matching range of wall and base units with soft closing cupboards and drawers under. There is a double ceramic sink/drainer unit along with a built-in double oven, six ring gas hob with extractor over, space for a dishwasher and an American style fridge/freezer, along with other utility space. A double glazed window is found to the side aspect and two double glazed windows to the rear aspect, with solid wooden work surfaces, solid slate flooring, complementary tiling and a radiator.

The first floor landing is laid to solid wood flooring, with a large loft hatch accessing a fully boarded loft which has both light and ladder, with doors from the landing leading to the bedrooms and bathroom. The master bedroom mirrors the sitting room below, has a double glazed bay window, solid wood flooring and a radiator. The en-suite, to one side, has shelving, a double shower, a wash hand basin with fitted mirror and a WC. Laid to solid wood flooring, the en-suite is fully tiled, has a heated towel rail and a double glazed window to the side aspect. Bedroom two, also a good-sized double room, has triple fitted wardrobes across one wall, a double glazed sash window to the rear aspect, solid wood flooring and a radiator. Bedroom three has a double glazed window to the front aspect, solid wood flooring, a TV point and a radiator. The attractive family bathroom is a great place to relax, fitted with a modern four-piece suite comprising a deep oval shaped bath which has a handheld shower over. A separate shower cubicle to one side has both a rain shower and handheld shower. There is also a stunning wash hand basin with fitted mirror, as well as a WC. The room also benefits from complementary tiling and a double glazed window to the rear aspect.



## 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

Gfast Fibre Broadband is available with download speeds of up to 300-330 Mbps and upload speeds of up to 33-50 Mbps. (Information has been provided by 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.



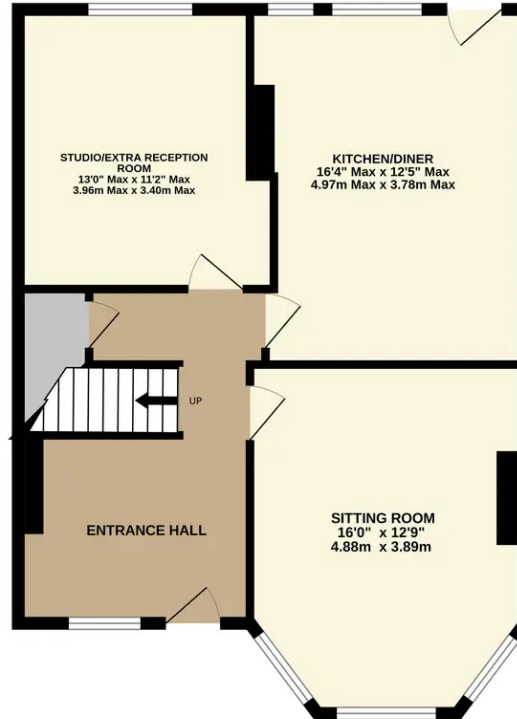
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PRS Property Redress Scheme

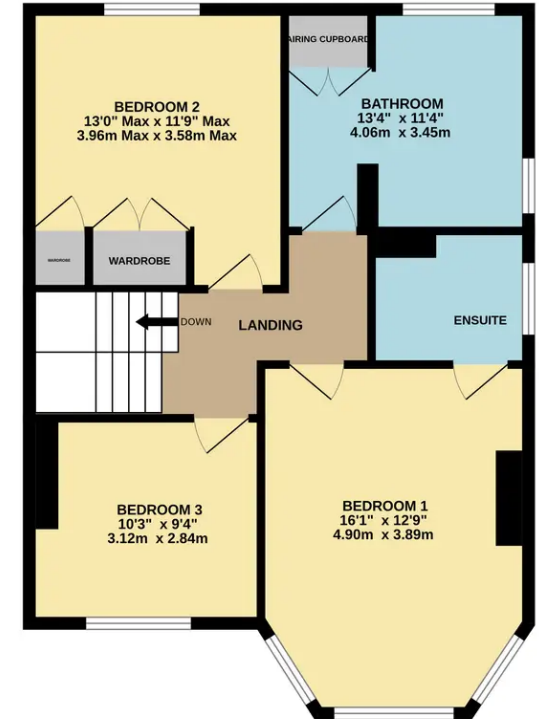
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1430sq.ft. (132.9 sq.m.) approx.

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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