



12 Dimond Close, Bitterne Park, Southampton, SO18 1LF

£280,000

WHITE & GUARD

# 12 Dimond Close

Bitterne Park, Southampton

## INTRODUCTION

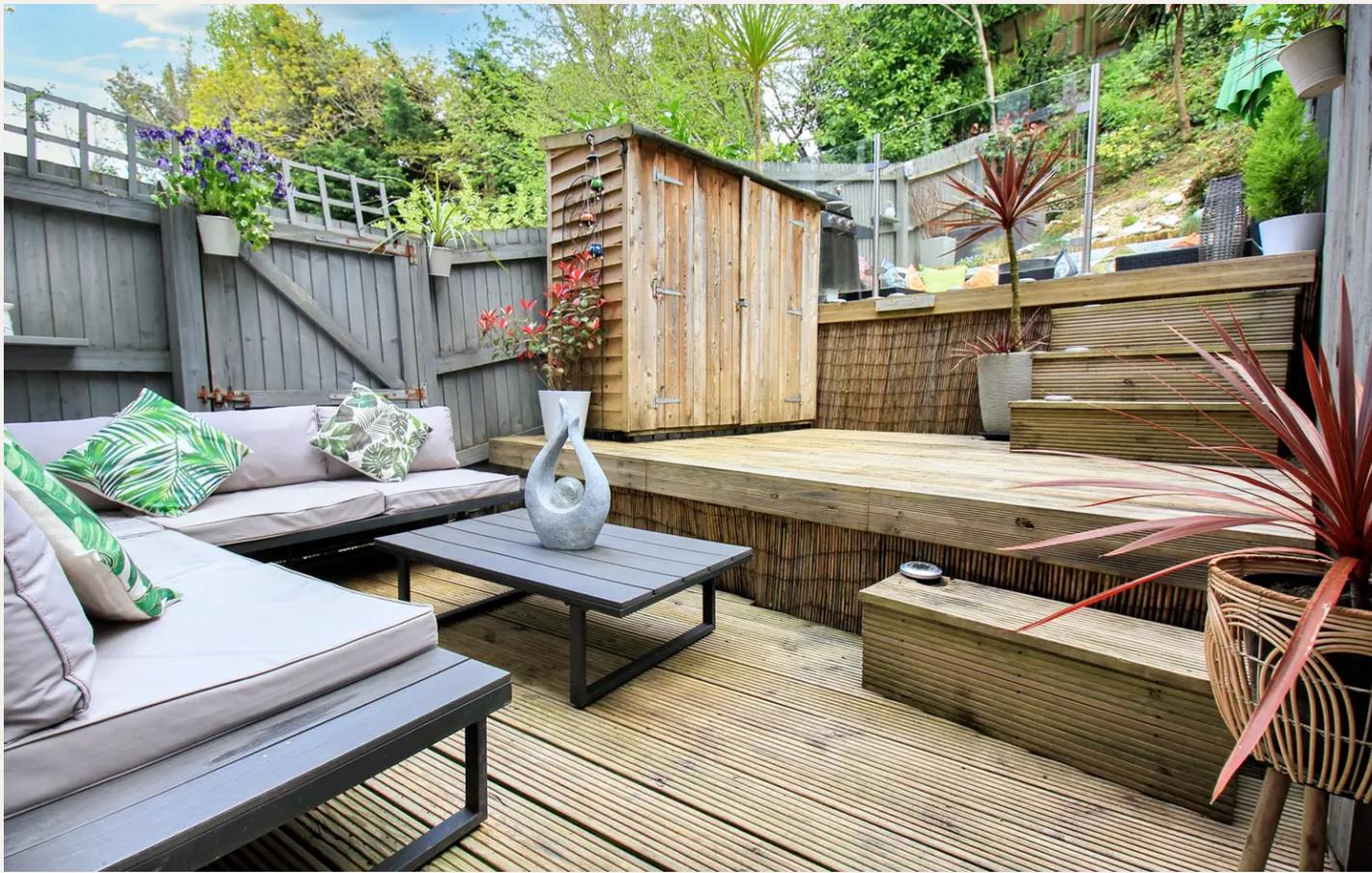
This three bedroom town house is situated over three floors has been finished to a high standard throughout. Located in the sought after area of Bitterne Park, accommodation on the ground floor briefly comprises a 15ft family room, a hallway and a modern kitchen opening to the rear garden. The 16ft lounge is found on the first floor along with bedroom three, whilst to the second floor are the master bedroom, the modern family bathroom and bedroom two. Additional benefits include off road parking to the front and a landscaped tiered garden to the rear.

## LOCATION

Bitterne Park benefits from its own popular primary and secondary schools, along with a local library and Bitterne Park Triangle - a focal point in the area which also has a number of local shops and amenities nearby. The property is also in close proximity to Riverside Park which runs along the edge of the River Itchen - good for walking, cycling and kayaking in the river itself. Southampton's city centre with its broad range of shops, bars, restaurants, cinemas, 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, including M27, M3 and A3 to London.

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





**INSIDE** This beautifully presented family home is entered via the composite front door opening through into the family room. The 15ft family room itself has a double glazed window overlooking the front aspect, is laid to wooden flooring, with a radiator to one wall and a storage cupboard to one side. A door to one end of the lounge opens through into the hallway. Again laid to wooden flooring, the hallway has stairs leading to the first floor accommodation, a radiator to one wall and a cupboard to one side, currently used as a larder. A further door opens through into the kitchen. The modern fitted kitchen has a double glazed window overlooking the rear aspect and a double glazed door opening to the garden. Laid to wooden flooring with a radiator to one wall, the kitchen has a range of white wall and base units with cupboards and drawers under and worktops over, along with a stainless steel sink & mixer tap. There is a cooker with electric hob and extractor over, along with space for an American style fridge/freezer, a washing machine and a dishwasher.

The first floor landing is laid to carpeted flooring with doors opening to the lounge and bedroom three, with stairs leading up to the second floor. The 16ft lounge has a double glazed window overlooking the front aspect, is laid to carpeted flooring, with a radiator to one wall. Bedroom three has a double glazed window overlooking the rear garden, is again laid to carpeted flooring, with a radiator to one wall.

The second floor landing is laid to carpeted flooring with doors opening to the master bedroom, the bathroom and bedroom two. The master bedroom has a double glazed window overlooking the front aspect, is laid to carpeted flooring and has a radiator to one wall. The modern family bathroom benefits from a skylight, is laid to wooden flooring and has a panel enclosed bath with shower over, a wash hand basin with storage under, along with a WC. Bedroom two has a double glazed window overlooking the rear garden, is laid to carpeted flooring and has a radiator to one wall.

**OUTSIDE** To the front of the property a hard standing driveway provides off road parking for one vehicle. The attractive and landscaped rear garden is laid to decking on the lower level, mid and upper levels. There is space for a seating area on the lower level, a wooden shed on the second level and a large open seating area on the upper level, perfect for relaxing, entertaining and BBQ-ing. The garden is enclosed via wooden fence panelling and has a rockery type area with plants and shrubbery leading up towards the end of the garden.



## 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

Virgin Superfast Broadband is available with download speeds of up to 314 Mbps and upload speeds of up to 36 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

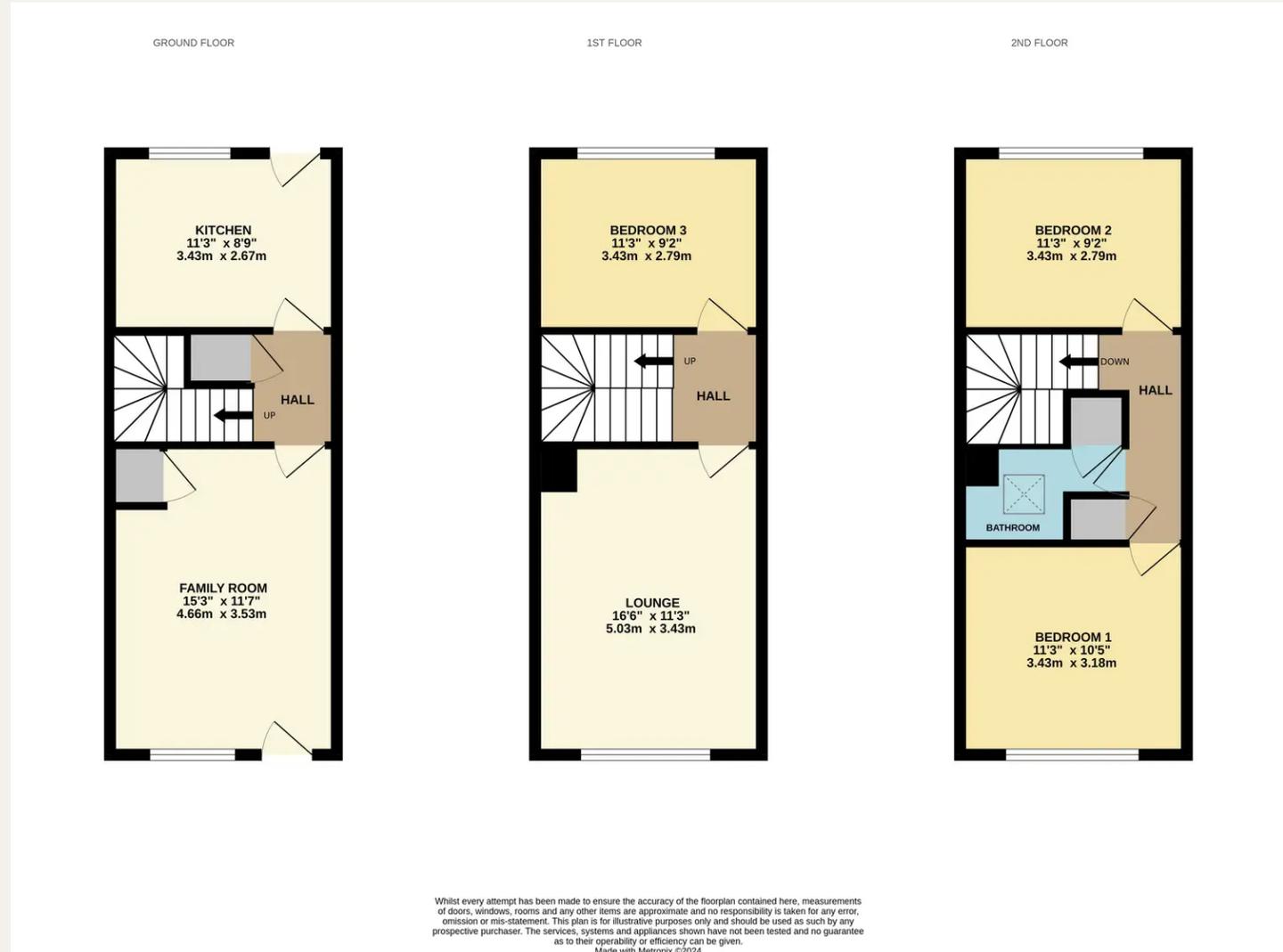
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically 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.



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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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