



3 Hood Road, Bitterne, Southampton SO18 5PB

Offers In Excess Of £400,000

WHITE & GUARD

# 3 Hood Road

Bitterne, Southampton

## INTRODUCTION

This extended five bedroom detached home offers excellent accommodation and has been re-painted throughout. Accommodation on the ground floor briefly comprises a generously sized entrance hall, a 16ft lounge with bay window, 19ft kitchen/diner, family room, bedroom five and a downstairs shower room. Whilst on the first floor are four further bedrooms and a new modern fitted bathroom. Additional benefits include new carpets to all bedrooms, off road parking for multiple vehicles, an integral garage and an enclosed 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, 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 E
- EPC Grade D





## INSIDE

The property is accessed via the UPVC front door which opens into the generously sized entrance hall, with laminate flooring, a radiator, stairs to the first floor and access through to the garage and the kitchen/diner. The kitchen/diner itself has a double glazed window to the side and tiled flooring. The kitchen has a mixture of wall and base units with roll top worktops and a stainless steel sink, along with a Range cooker with extractor over and space for a dishwasher. A doorway to one side leads through to the family room, with double doors also leading through to the lounge. The lounge itself has a double glazed bay window to the front, carpeted flooring, a radiator and a gas fireplace with marble hearth. The family room has a continuation of the tiled flooring from the kitchen/diner, double glazed sliding doors to the rear leading out to the garden and a radiator. There is access to bedroom five and the downstairs shower room. The downstairs shower room itself has an obscure double glazed window to the side, tiled flooring, partly tiled walls, a heated towel rail, along with a walk-in shower, wash hand basin and WC. A second doorway leads through to bedroom five. Bedroom five itself has a double glazed window to the rear, carpeted flooring and a radiator.

The first floor landing has carpeted flooring and access to all principal bedrooms which are all double glazed. Bedroom one has a bay window to the front, a radiator and carpeted flooring whilst bedroom two has a window to the rear, a radiator and carpeted flooring. Bedroom three has a window to both front and rear, again with a radiator and carpeted flooring. Bedroom four has a window to the front, a radiator and carpeted flooring. The family bathroom has tiled flooring, partly tiled walls, a built-in storage cupboard housing the water tank, with a panel enclosed bath, a wash hand basin and WC.



## OUTSIDE

A dropped kerb to the front allows access to the shingled driveway, providing off road parking for multiple vehicles. There is a hard standing block paved pathway leading to the front door. Access to the integral garage is via an up and over door, with the front garden being enclosed via a brick wall, fence and a wooden gate. The rear garden has a patio, an area laid to lawn and a raised decking area. Access down one side of the property leads to the rear of the garage, accessed via a doorway. The rear garden is enclosed via wooden fence panelling.

## 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 76-80 Mbps and upload speeds of 19-20 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.



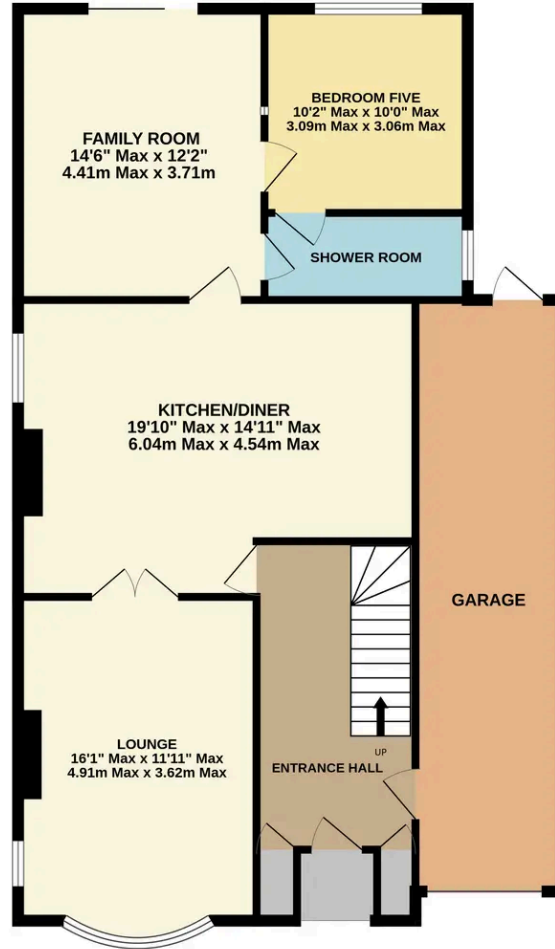
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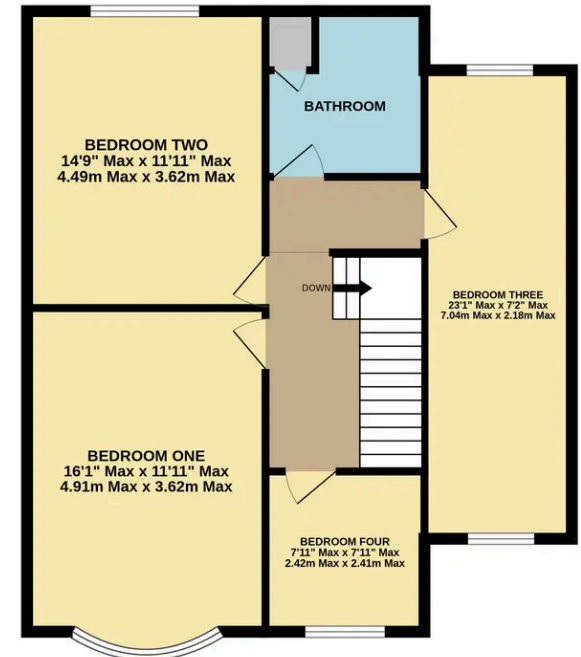
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GROUND FLOOR



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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