



12 Cobden Gardens, Bitterne Park, Southampton, SO18 1LN

Offers Over £400,000

WHITE & GUARD

12 Cobden Gardens

Bitterne Park, Southampton

INTRODUCTION

Built in the early 1900's and situated in the popular location of Bitterne Park, this three bedroom semi-detached family home offers excellent accommodation throughout. The property comprises an entrance porch opening into a generously sized entrance hall, an 18ft lounge, a 19ft open plan kitchen/diner and a conservatory on the ground floor. Whilst to the first floor are three bedrooms and a modern fitted bathroom. Additional benefits include low maintenance front and rear gardens.

LOCATION

Bitterne Park benefits from its own primary and secondary schools, along with a local library and Bitterne Park Triangle - a focal point in the area which also has several 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 C
- EPC - Grade C





INSIDE This well-presented Edwardian home is entered via the composite front door opening into the entrance porch. The porch has an obscure double glazed window to the front aspect, is laid to tiled flooring and has access opening to the entrance hall via an internal wooden door. The entrance hall is laid to carpeted flooring, has a radiator, stairs leading to the first floor which have under stairs storage, as well as doors leading to the principal accommodation. The 18ft lounge is situated to the front of the property and has a double glazed bay window to the front aspect, is laid to carpeted flooring, has a radiator and an electric fire with wooden surround and slate effect hearth. The attractive 19ft kitchen/diner has two double glazed windows to the rear aspect, double glazed French doors opening to the conservatory and is laid to tiled flooring, with a radiator to one wall. There is a mixture of wall and base units with cupboards and drawers under and roll top worktops over, along with a stainless steel sink. Integrated appliances include a washing machine, a tumble dryer, a dishwasher, a double oven and a hob with extractor over, along with space for an American style fridge/freezer. The conservatory is laid to tiled flooring and has double glazed windows to both the sides and rear aspects, with double glazed French doors to the rear aspect opening out to the garden.

The first floor landing is laid to carpeted flooring, has a loft hatch opening to a partially boarded loft, and then doors opening to the bedrooms and bathroom. Bedroom one has a double glazed bay window to the front aspect, is laid to carpeted flooring, has a radiator and built-in wardrobes. Bedroom two has a double glazed window to the rear aspect, is again laid to carpeted flooring, with a radiator and built-in wardrobes. Bedroom three has a double glazed window also to the rear aspect, is laid to carpeted flooring, with a radiator and built in wardrobes. The modern family bathroom has an obscure double glazed window to the front aspect, is laid to tiled flooring, has partly tiled walls and benefits from a heated towel rail. There is a corner bath, a separate shower, a WC and a wash hand basin with storage under.



OUTSIDE A brick wall to the front of the property encloses the front garden, with a metal gate opening to access a hard standing pathway leading to the front door. The pathway continues down the side of the property to access the rear garden, via a wooden gate. The rear garden has been landscaped with a hard standing patio and a raised seating area. Laid to artificial grass, 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

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

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Disclaimer

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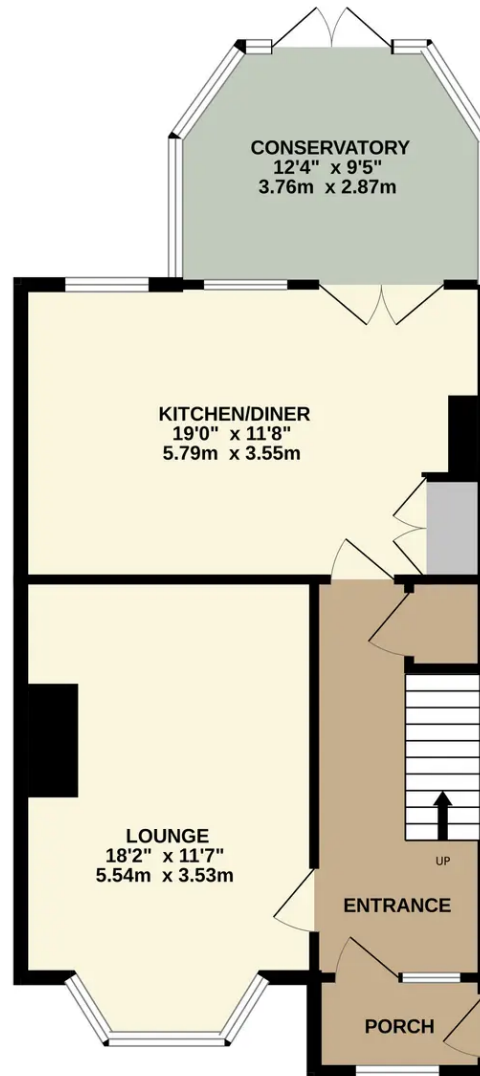
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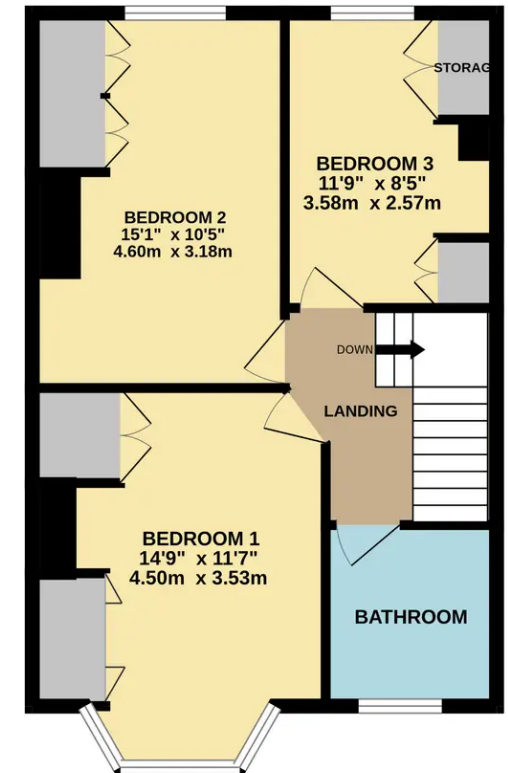
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GROUND FLOOR



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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