



509 Bitterne Road East, Bitterne, Southampton, SO18 5EQ

£220,000

WHITE & GUARD



# 509 Bitterne Road East

Bitterne, Southampton

## INTRODUCTION

This three bedroom semi-detached family home is situated in the popular location of Bitterne. Accommodation on the ground floor briefly comprises an entrance hall, a well-proportioned lounge/dining room, an extra reception room, a kitchen and a bathroom. Whilst on the first floor there are three double bedrooms. Additional benefits include a front garden and a good-sized mature rear garden. To fully appreciate both the accommodation on offer and the property's location, an early viewing truly is a must.

## LOCATION

Bitterne has a thriving centre that offers a broad range of shops and general amenities along with its own infant, primary and junior schools, as well as 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 via M3 to M25 and via A3 to London.

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







## INSIDE

The double glazed front door opens directly into the entrance hall. The hallway is laid to carpeted flooring with stairs leading to the first floor which have under stairs storage. A door to one side of the hallway opens through to the front lounge which has a double glazed bay window to the front aspect, is laid to carpeted flooring, has a fireplace and a radiator to one wall. The property has a three reception rooms in total, the extra reception room is situated behind the lounge and runs through to the dining room and kitchen. The extra reception room itself has a double glazed window to the side aspect, is laid to carpet flooring, has a chimney breast and a radiator to one wall. The dining room has a double glazed window to the side aspect, a chimney breast with cupboards either side, is laid to carpeted flooring and has a radiator to one wall. The kitchen has base units, is laid to lino flooring, has a sink and drainer, along with an oven and extractor. There is a single glazed door to one side leading through into the lean-to. The lean-to has windows to the side, front and rear aspects with a glazed door to the side exit. The shower room is situated downstairs to the rear of the property and has a separate toilet within it. The toilet has a double glazed window to the rear aspect, is laid to lino flooring and has the WC. The shower room has a shower, a wash hand basin set in a unit, with a double glazed window to the rear aspect.

The first floor landing is laid to carpeted flooring and has a double glazed window to the side aspect and doors leading to all upper floor accommodation. Bedroom one has a double glazed bay window to the front aspect, is laid to carpeted flooring, has a chimney breast with cupboards next to it and a radiator to one wall. Bedroom two has a double glazed window to the side aspect, is laid to carpeted flooring, has a chimney breast with a cupboard to one side of it and a radiator to one wall. Bedroom three has a double glazed window to the side aspect, is laid to carpeted flooring and has a chimney breast and a radiator to one wall.

## OUTSIDE

The front garden is laid to patio and has a gated side access. The rear garden has a block paved patio, a large shed and is mainly laid to lawn.



## 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 in the area, with download speeds of up to 55-74 Mbps and upload speeds of up to 17-20 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.



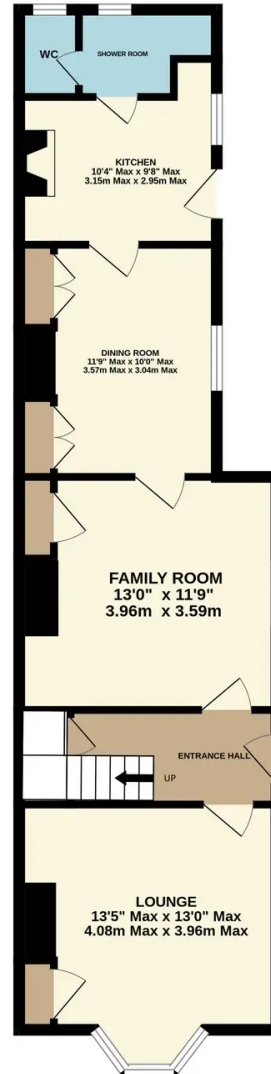
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PRS Property Redress Scheme

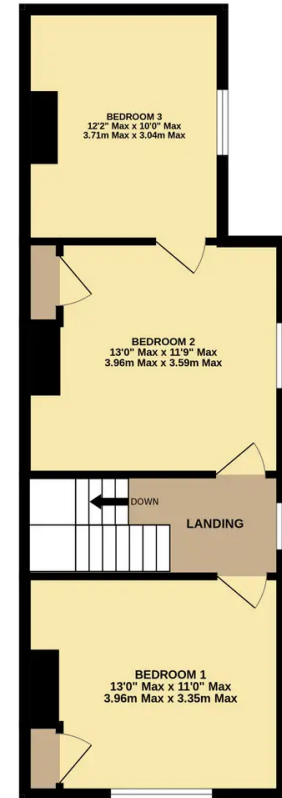
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GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.2 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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