



Lower Flat, 100 Commercial Street, Bitterne, SO18 6AE

In Excess of £210,000

WHITE & GUARD

Lower Flat 100 Commercial Street

Bitterne, Southampton

INTRODUCTION

Set in the popular location of Bitterne Village, comes this two bedroom ground floor flat. Accommodation briefly comprises a porch, a 15ft lounge/diner, a well-proportioned kitchen, two double bedrooms and a bathroom. Additional benefits include private front and rear gardens, two driveways and garage. 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.

AGENTS NOTE

The property is leasehold, and we are advised by the vendor that there are approx. 996 years remaining on the lease. (£10 Ground Rent per annum – not expected to increase – as advised by the vendor. Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold - 996 years
- Southampton City Council - Band A
- EPC - Grade C





INSIDE

The double glazed composite front door is positioned to the front of the property and has a front open porch surrounding.

The front door opens directly into the hallway which is laid to tiled flooring, has a radiator to one wall and a storage cupboard.

The 15ft lounge/diner has a double glazed window to the front aspect, is laid to carpeted flooring and has a radiator to one wall.

Bedroom one has a double glazed window to the side aspect, is laid to carpeted flooring and has a radiator to one wall.

Bedroom two has a double glazed window to the front aspect, is again laid to carpeted flooring and also has a radiator to one wall.

The bathroom has a double glazed window to the side aspect, a panel enclosed bath with shower over, a wash hand basin, benefits from a heated towel rail and has a WC.

The kitchen has a new stable door opening out to a gorgeous landscaped rear garden, with a double glazed window to rear aspect. Laid to lino flooring, the kitchen comprises a range of wall and base units with cupboards and drawers under and worktops over, a sink/drainer and a free standing gas cooker. There is also space for a fridge/freezer to one wall and a washing machine.

OUTSIDE

To the front of the property, the front garden is mainly laid to patio with parking and has a lawn and flowered area. There is a second, shared driveway leading to the garage which has an up and over door. The garden can be accessed from both sides.



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 22-39 Mbps and upload speeds of up to 5-8 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.



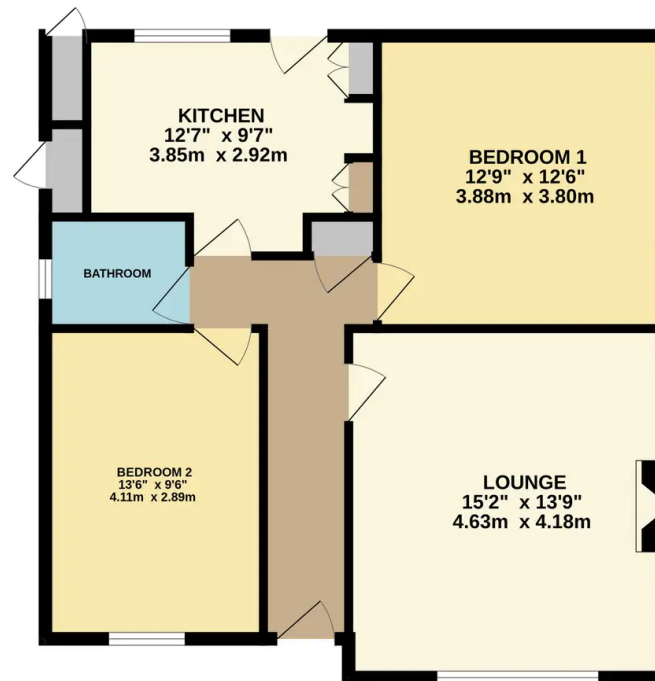
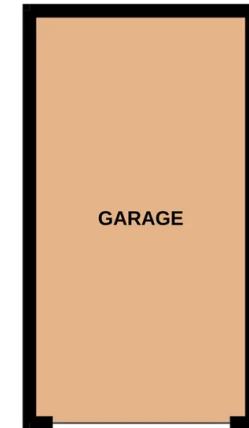
rightmove

PRS Property Redress Scheme

Zoopla



GROUND 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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