



Flat 10 Wellow Court, 44 Cobbett Road, Bitterne, SO18 1UR

£210,000

WHITE & GUARD

10 Wellow Court, 44 Cobbett Road

Bitterne, Southampton

INTRODUCTION

Situated in the popular location of Bitterne Park, this split level two bedroom maisonette has been finished to a high standard throughout. Accommodation briefly comprises a 16ft open plan lounge/diner and a 16ft modern fitted kitchen on the ground floor. The first floor has two double bedrooms and a modern fitted bathroom. Additional benefits include communal gardens and ample off road parking providing for one vehicle.

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. 94 years remaining on the lease. (£150 Ground Rent per annum - expected to double every 25 years - review date 2043/£2,678 Service Charge per annum - with review date at Dec annually). Disclaimer - information has been given by the owner - please seek verification via your solicitor prior to purchase.

- Leasehold - 94 years
- Southampton City Council - Band B
- EPC - Grade TBC





INSIDE

The property is entered via the composite front door opening into the 16ft lounge/diner which has two double glazed windows to the front aspect, is laid to wooden flooring and has an electric radiator to one wall. Stairs lead to the first floor and there is also a door to one side opening through to the kitchen.

The 16ft modern fitted kitchen has a double glazed window to the side aspect and is laid to tiled flooring. 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. Space is also provided for a washing machine, an undercounter fridge and freezer, as well as an integrated oven and hob with extractor over.

The first floor landing is laid to carpeted flooring, has a built-in storage cupboard and doors leading to the bedrooms and bathroom.

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

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

The bathroom has tiled flooring and walls, a panel enclosed bath which has a shower over, a WC and a wash hand basin.

OUTSIDE

A hard standing patio and pathway lead to the front door. A blocked paved driveway leads to the rear of the block and residence parking provides off road parking for one vehicle.

Communal gardens are mainly laid to lawn bordered with flowerbeds and bushes.



SERVICES

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 up to 55-79 Mbps and upload speeds of up to 14-20 Mbps. Information has been provided by the Openreach website.

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5 West End Road, Bitterne,
Southampton, Hampshire, SO18 6TE

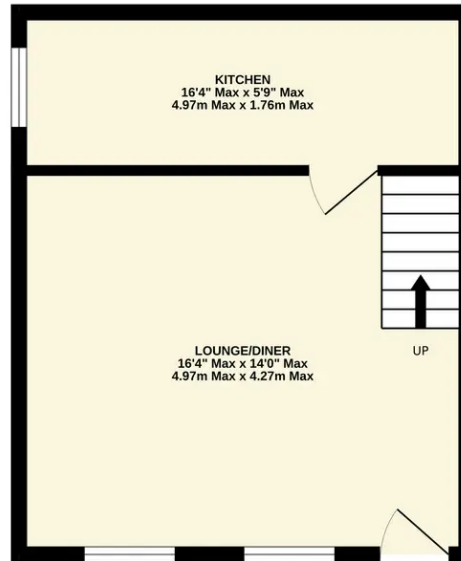
E: bitterne@whiteandguard.com

W whiteandguard.com

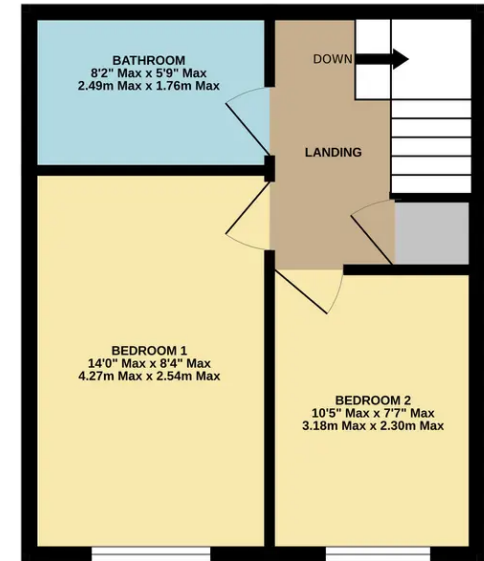
Disclaimer

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.

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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