



54 Copsewood Road, Bitterne Park, SO18 1QU

£300,000

WHITE & GUARD

# 54 Copsewood Road

Bitterne Park, Southampton

## INTRODUCTION

Offered with no forward chain, this three bedroom semi-detached home offers excellent potential throughout. Accommodation briefly comprises an entrance hall, a lounge with bay window and open to the dining room, as well as a kitchen on the ground floor. The first floor benefits from three bedrooms and a family shower room. Additional benefits include a low maintenance front garden and a large L-shaped enclosed rear garden.

## 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 - TBC
- Southampton City Council - Band C
- EPC - Grade E





## INSIDE

The property is entered via the UPVC double glazed front door opening into the entrance hall. The hallway is laid to laminate flooring, has a radiator to one wall, stairs leading to the first floor with a storage cupboard housing the combi boiler, and access leading to the lounge and the kitchen. The lounge has a double glazed bay window to the front aspect, is laid to laminate flooring, has a radiator to one wall and access opening through to the dining room. The dining room itself has a double glazed window to the rear aspect, a continuation of the laminate flooring and has a radiator to one wall. The kitchen has a double glazed window to the side aspect and a UPVC double glazed door to the rear aspect, opening to the garden. Laid to laminate flooring, there is a mixture of wall and base units with cupboards and drawers under and roll top worktops over, as well as a ceramic sink. There is space for a fridge/freezer and a washing machine, along with an integrated oven and hob with extractor over.

To the first floor, the landing is laid to carpeted flooring, has a loft hatch and doors leading to the bedrooms and bathroom. Bedroom one has a double glazed window to the rear aspect, is laid to carpeted flooring, has a radiator to one wall and two built-in wardrobes. Bedroom two has a double glazed bay window to the front aspect, is laid to laminate flooring and has a radiator to one wall. Bedroom three has a double glazed window to the rear aspect, is laid to laminate flooring and has a radiator to one wall. The shower room has an obscure double glazed window to the front aspect, is laid to lino flooring and has a heated towel rail. As well as the shower, there is a WC and a wash hand basin.

## OUTSIDE

Metal gates to the front of the property open to access the front garden which is mainly laid to hard standing patio, that leads to the front door. There are mature trees and plants to the front. A pathway leads down the side of the property to access a wooden gate and the rear garden.

The rear garden itself has steps leading from the rear of the house to access a patio area. The garden is mainly laid to lawn with mature bushes and plants. There are two outdoor stores with one housing a WC. The garden is enclosed via a wooden fence.



## 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 up to 43-60 Mbps and upload speeds of up to 10-18 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.



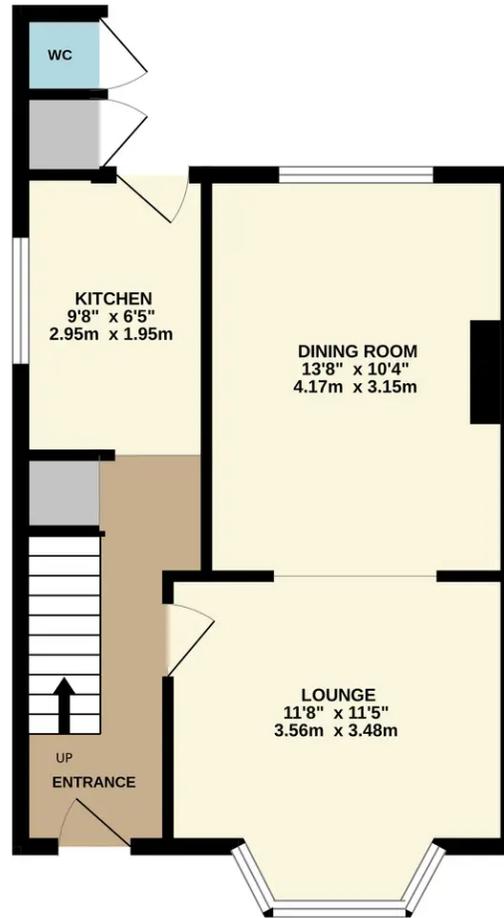
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PRS Property Redress Scheme

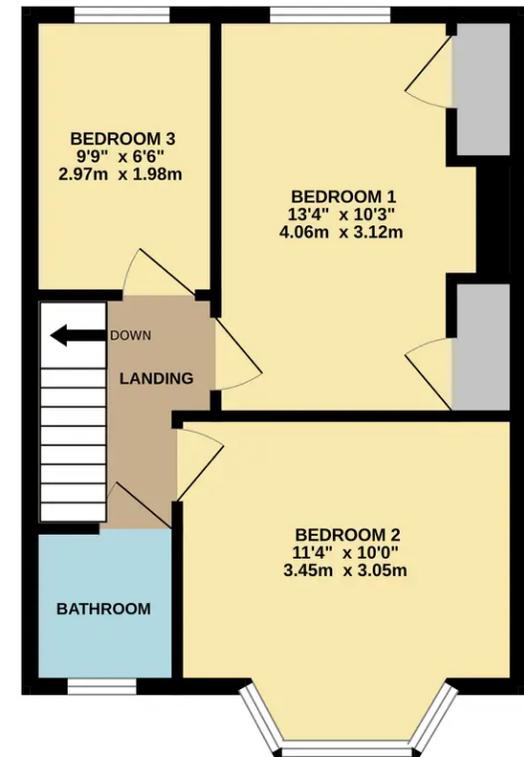
Zoopla



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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