



96 Whites Road, Bitterne, Southampton, SO19 7NQ

£260,000

WHITE & GUARD

96 Whites Road

Bitterne, Southampton

INTRODUCTION

Offered with no forward chain, comes this two bedroom end-of-terrace home offering excellent potential throughout. The property's accommodation briefly comprises an entrance hall, a lounge with bay window, a dining room and a kitchen to the rear on the ground floor. The first floor benefits from two double bedrooms and a four-piece family bathroom. Additional benefits include mature front and rear gardens.

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 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 and access to both the lounge and the dining room. The lounge has a double glazed bay window to the front aspect, is laid to carpeted flooring, has a radiator to one wall and a feature fireplace with wooden surround. The dining room has a double glazed window to the rear aspect, is laid to laminate flooring, has a radiator to one wall and an under stairs storage cupboard. With a feature fireplace which has a wooden surround, there is also access opening into the kitchen. The kitchen has a double glazed window to the side aspect and double glazed French doors to the rear aspect opening to the garden. Laid to carpeted flooring, the kitchen also has a range of wall and base units with cupboards and drawers under and roll top worktops over, as well as a stainless steel sink. Integrated appliances include an oven and hob with extractor over, as well as space for a fridge/freezer and a washing machine.

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 front aspect, is laid to carpeted flooring, has a radiator to one wall and a feature fireplace with wooden surround. Bedroom two has a double glazed window to the rear aspect, is laid to carpeted flooring, has a radiator to one wall and again a feature fireplace. The bathroom has an obscure double glazed window to the rear aspect, is laid to lino flooring, has a radiator to one wall and a feature fireplace. With a panel enclosed bath, there is also a separate shower, a WC and a wash hand basin.

OUTSIDE

The front garden is low maintenance with flowerbeds and a patio. A hard standing pathway leads to access the front door. The rear garden is mainly laid to lawn with a patio leading from the rear of the house. A pathway leads to the end of the garden and benefits from multiple flowerbeds and trees planted throughout the garden.



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 54-73 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.



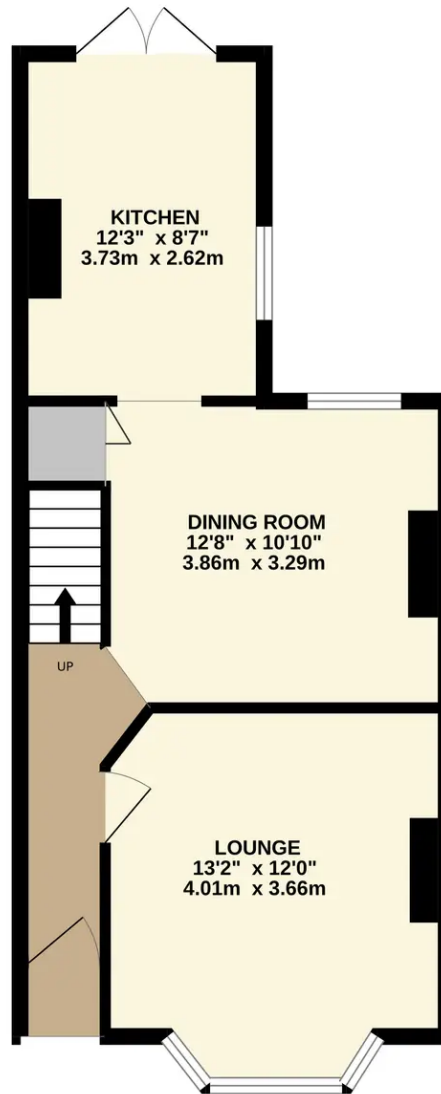
rightmove

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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