



30 Brook Road, Bitterne Village, Southampton, SO18 6BA

In Excess of £325,000 to £350,000

WHITE & GUARD



# 30 Brook Road

## Bitterne Village, Southampton

### INTRODUCTION

Situated in the popular location of Bitterne Village, this extended three bedroom detached period home has been finished to a high standard throughout. Offering excellent accommodation which on the ground floor briefly comprises an entrance hall, a downstairs WC, a lounge to the front, a sitting room with log burner and a 15ft open plan kitchen/diner, with bi-folding doors opening to the garden. Whilst the first floor benefits from three bedrooms and a fitted family bathroom. Additional benefits include off road parking to the front for a small vehicle, and an enclosed rear garden with a patio positioned to catch the sun, for relaxing or outside entertaining.

### 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 D
- EPC - Grade D







**INSIDE** This attractive family home has a welcoming feel and is entered via the composite front door opening into the entrance hall. The hallway is laid to part carpeted and part wooden flooring. There is a radiator to one wall, stairs leading to the first floor and access to the downstairs WC, the lounge and the sitting room. The lounge is situated to the front of the property and has a double glazed window to the front aspect, is laid to laminate flooring and has a radiator to one wall. The sitting room has a double glazed window to both side aspects, is laid to wooden flooring, has a radiator to one wall and a log burner to one side, along with built-in storage under the stairs and access opening into the extended kitchen/diner. The 15ft kitchen/diner has double glazed bi-folding doors opening to the rear garden, two Velux windows, is laid to laminate flooring and has a radiator to one wall. There is a mixture of wall and base units with cupboards and drawers under and wooden worktops over, as well as a ceramic Butler sink. There is space for a washing machine, a fridge/freezer, a dishwasher and a Range cooker with extractor over.

The first floor landing is laid to part carpeted and part wooden flooring, has a radiator to one wall, benefits from built-in storage cupboards and has 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 built-in storage cupboard. Bedroom two has a double glazed window to the rear aspect, a Velux window to the vaulted ceiling, is laid to laminate flooring and has a radiator to one wall. Bedroom three has a double glazed window to the rear aspect, again a Velux window to the vaulted ceiling, is laid to laminate flooring and has a radiator to one wall. The family bathroom has an obscure double glazed window to the side aspect, is laid to wood effect lino flooring, has a heated towel rail, a panel enclosed bath with shower over, a WC and a wash hand basin.

**OUTSIDE** A dropped kerb to the front of the property gives access to the shingled driveway providing off road parking for one small vehicle. There is a hedge to the front and one side, with flowerbeds and wooden fence to the other side. The rear garden has a small patio set in shingle leading from the rear of the house, with a further area laid to lawn. A pathway curves down to the end of the garden which has a hard standing patio, providing an area for seating for relaxing or outside entertaining, and which has a sunny aspect. A wooden fence and flowerbeds are to one side with a hedge to the other side, enclosing 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

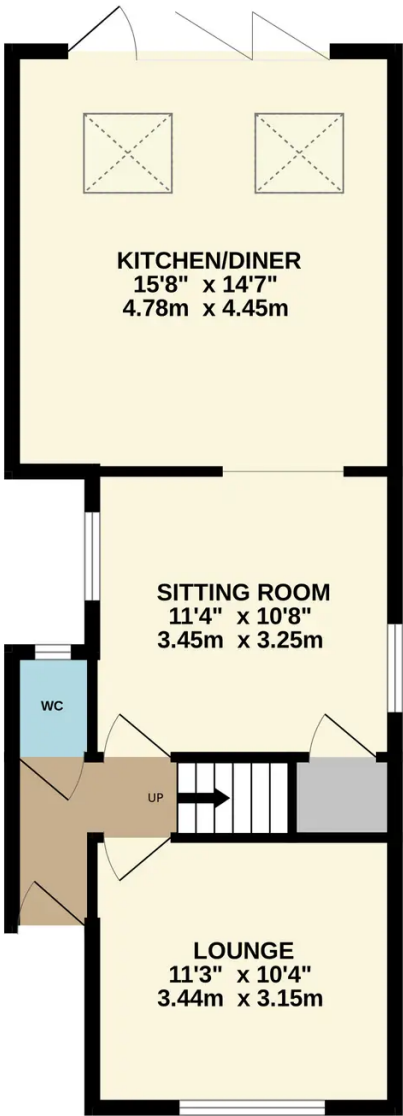
Ultrafast Full Fibre Broadband is available with download speeds of up to 1800 Mbps and upload speeds of up to 120 Mbps. Information has been provided by the Openreach website.

T: 023 8202 2192  
5 West End Road, Bitterne,  
Southampton, Hampshire, SO18 6TE  
E: bitterne@whiteandguard.com  
W whiteandguard.com

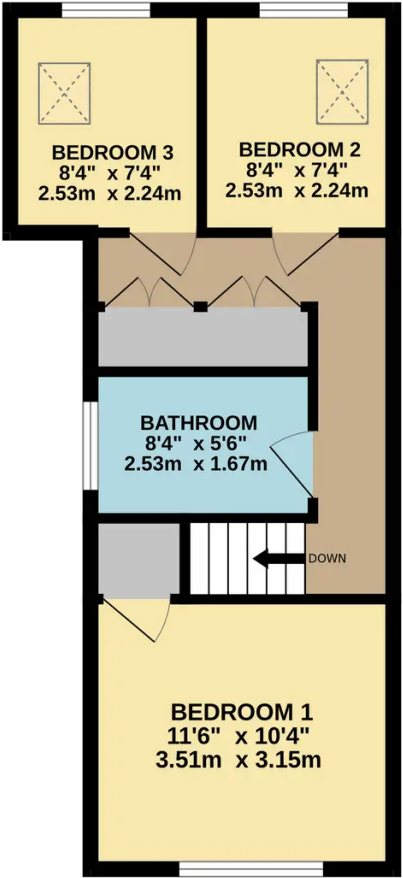
Disclaimer  
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are 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.  
Made with Metropix ©2024