



92 Edelvale Road, Bitterne, Southampton, SO18 5PX

Offers Over £300,000

WHITE & GUARD

92 Edelvale Road

Bitterne, Southampton

INTRODUCTION Situated in the popular location of Edelvale Road in Bitterne, this four bedroom end-of-terrace town house offers excellent accommodation throughout. Accommodation on the ground floor briefly comprises an entrance hall, a 14ft open plan kitchen/diner, a downstairs WC, an integral garage and a utility room. The first floor benefits from a 14ft lounge, bedroom four and a modern fitted bathroom with the top floor benefiting from three further bedrooms and a separate WC. Additional benefits include off road parking to the front, an enclosed rear garden and a garden office.

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.

OUTSIDE A dropped kerb to the front of the property gives access to a blocked paved driveway, providing off road parking for multiple vehicles. The driveway leads to the front door, with access down the side of the property leading to the rear garden. The rear garden itself has a hard standing patio from the rear of the house, with steps leading up to an area laid to lawn. Flowerbeds border the garden with a pathway leading to the outdoor office. The office itself has a double glazed door and window to the front aspect, is laid to laminate flooring, has an electric heater to one wall, with power and lighting.

- Tenure - Freehold
- Southampton City Council - Band B
- EPC - Grade TBC





INSIDE

This well-presented family home 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 doors opening into the kitchen/diner and the integral garage. The garage itself has an electric roller door, power and lighting, with a door opening into the utility room. Laid to carpeted flooring, the utility room has a radiator to one wall, as well as space and plumbing for a washing machine and a tumble dryer. The 14ft kitchen/diner has a double glazed window to the rear aspect, is laid to tile effect lino flooring and has a radiator to one wall. There is a mixture of wall and base units with cupboards and drawers under and roll top worktops over, as well as a stainless steel sink. With space for an American style fridge/freezer and a dishwasher, there is also a Range cooker with extractor over. Access is provided into a small hall which has a UPVC double glazed door to the rear aspect opening out to the garden, with carpeted flooring, a built-in storage cupboard and access to the downstairs cloakroom. The cloakroom itself has an obscure double glazed window to the rear aspect, carpeted flooring, a WC and a combi boiler to one wall.

The first floor landing has a double glazed window to the front aspect, is laid to carpeted flooring, has a radiator to one wall, a built-in storage cupboard, stairs leading to the second floor and access to all principal rooms. The 14ft lounge has a double glazed window to the front aspect, is laid to wooden flooring which benefits from underfloor heating. Bedroom four has a double glazed window to the rear aspect, is laid to wooden flooring and again benefits from underfloor heating. The family bathroom has an obscure double glazed window to the rear aspect, is laid to tiled flooring, has partly tiled walls, a panel enclosed bath with shower over, a WC, a wash hand basin with storage under and underfloor heating.

The second floor landing has a double glazed window to the front aspect, is laid to carpeted flooring, has a built-in storage cupboard and doors to the bedrooms and bathroom. Bedroom one has a double glazed window to the front aspect, is laid to laminate flooring and has a radiator to one wall. Bedroom two has a double glazed window to the rear aspect, is laid to carpeted flooring and has a radiator to one wall – as does bedroom three. The WC is laid to laminate flooring, has the WC and a wash hand basin.

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

Gfast Fibre Broadband is available with download speeds of up to 236-330 Mbps and upload speeds of up to 22-50 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.



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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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