



20 Wellington Avenue, Bitterne, Southampton, SO18 5DD

£400,000

WHITE & GUARD

# 20 Wellington Avenue

Bitterne, Southampton

**INTRODUCTION** Offered with no forward chain, this three bedroom detached bungalow has been fully renovated and finished to a high standard throughout. Accommodation on the ground floor briefly comprises an entrance hall, two bedrooms with an en-suite shower room to the master, a modern fitted bathroom, a 20ft open plan kitchen/lounge and a separate dining room. Whilst the first floor benefits from a further double bedroom. Additional benefits include off road parking to the front and a landscaped enclosed rear garden.

**LOCATION** Bitterne has a thriving centre that offers a broad range of shops and general amenities along with its own infant, primary, junior and senior schools and 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 C
- EPC - Grade E





**INSIDE** This well-proportioned home is entered via the composite front door opening into the entrance hall. The hallway is laid to laminate flooring and has access to the principal rooms.

Bedroom one has a double glazed bay window to the front aspect, is laid to carpeted flooring, has a radiator to one wall and access to the en-suite shower room. The en-suite itself is laid to tiled flooring, has a heated towel rail, the shower, a WC and a wash hand basin with storage under.

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

The immaculate bathroom has tiled walls and flooring and benefits from a heated towel rail. There is a bath with tiled surround, a WC and a wash hand basin, along with space and plumbing for a washing machine.

The stunning 20ft open plan kitchen/lounge has a double glazed window to the side aspect, has double glazed windows and French doors to the rear aspect opening to the garden. Laid to laminate flooring with a radiator to one wall. There is a range of wall and base units with cupboards and drawers under and marble effect worktops over, as well as a stainless steel sink with mixer tap. Integrated appliances include a fridge/freezer and a dishwasher, along with an oven and hob with extractor over. A central island is the focal point of the room and provides additional storage and worktop space.

Access from the kitchen opens into an inner hall with stairs leading to the first floor and access to the dining room.

The dining room itself has double glazed French doors to the rear aspect opening to the garden, is laid to laminate flooring and has a radiator to one wall.

Bedroom three is situated on the first floor and has a double glazed window to the front aspect, is laid to carpeted flooring, has a radiator to one wall and two access points leading into the eaves.

**OUTSIDE** A dropped kerb to the front of the property gives access to the blocked paved driveway providing off road parking. The front garden is mainly laid to lawn with a hedge bordering. A wooden gate to one side of the property opens to access down the side and rear garden.

The rear garden itself has a raised decking area leading from the rear doors of the house, with steps leading down to a shingled pathway which accesses the rear of the garden. There is lawn to either side with mature trees. The garden is also 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 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

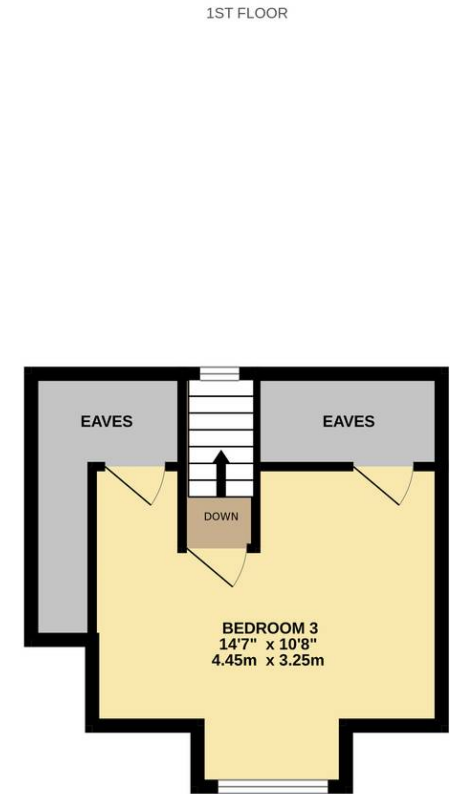
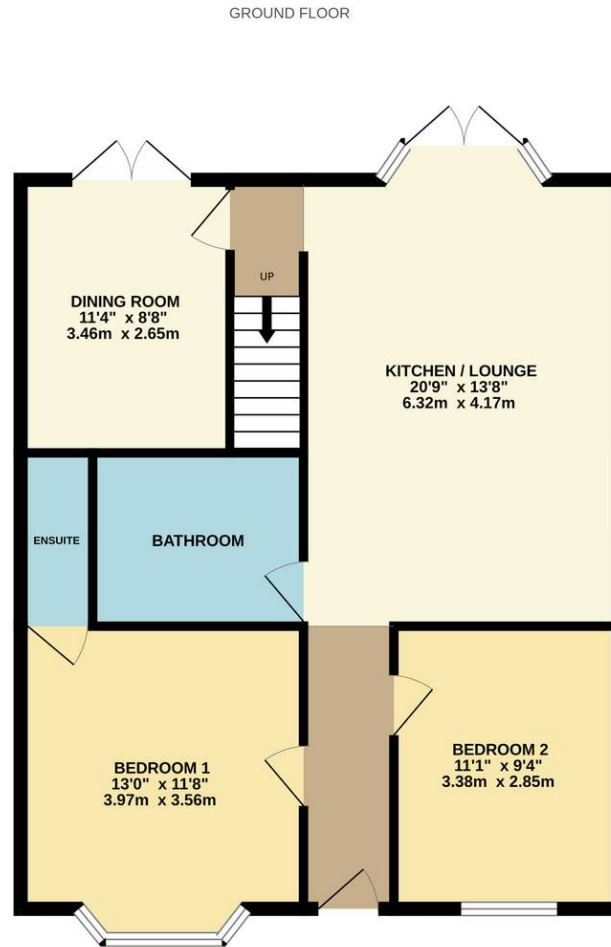
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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