



130 Hillside Avenue, Bitterne Park, Southampton, SO18 1JY

Guide Price £300,000 - £325,000

WHITE & GUARD

# 130 Hillside Avenue

## Bitterne Park, Southampton

**INTRODUCTION** This well-presented two bedroom detached bungalow is set in the popular location of Bitterne Park. Accommodation briefly comprises an entrance hall, a spacious 17ft lounge/diner, a modern fitted kitchen, a 14ft master bedroom, a second bedroom and a modern fitted bathroom. Additional benefits include a driveway with off road parking for two cars, two outside storage cupboards and a private rear garden. To fully appreciate the location and the accommodation on offer, a viewing truly is a must.

**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 within walking distance 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 - Freehold
- Southampton City Council - Band C
- EPC - Grade TBC





**INSIDE** This well-presented family home is accessed via the glass featured front door opening into the entrance hall. The hallway is open plan to both the lounge/diner and the kitchen, is laid to tiled flooring, has a radiator to one wall and a storage cupboard to one side.

The master bedroom is a unique shaped room and has double glazed French doors to the side aspect, benefits from fitted wardrobes, has a radiator to one wall and is laid to carpeted flooring.

Bedroom two has a double glazed floor to ceiling window to the front aspect, has a large fitted wardrobe, a radiator to one wall, a TV point and is laid to carpeted flooring.

The 17ft lounge/diner enjoys a dual aspect with double glazed French doors to the side aspect, opening out to the rear garden, along with a double glazed window to either side. The room is laid to grey wood effect laminate tiling, has a radiator to one wall, a skimmed ceiling with spotlights and a TV point.

The modern fitted kitchen, accessed from the lounge/diner, is laid to tiled flooring. The kitchen itself comprises a range of wall and base units with cupboards and drawers under and worksurfaces over, along with a stainless steel sink with mixer tap. Integrated appliances include an electric oven with gas hob and extractor over, with space for a fridge/freezer and a washing machine. The kitchen also benefits from a fitted splashback.

The bathroom has tiled flooring and a panel enclosed bath with shower over, a wash hand basin with storage underneath and a WC. There is a fitted mirror, a heated towel rail and an extractor fan.

**OUTSIDE** To the front of the property, there is a block paved driveway providing off road parking for two cars, with a stone shingled border. Two brick-built single storage cupboards to the front of the property also provide useful storage and space for garden equipment.

The property benefits from a private garden which is mainly laid to lawn with a patio area – perfect for dining outside and entertaining. The garden is also enclosed by fence panelling, has an outside tap and benefits from gated side access.



## 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 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.



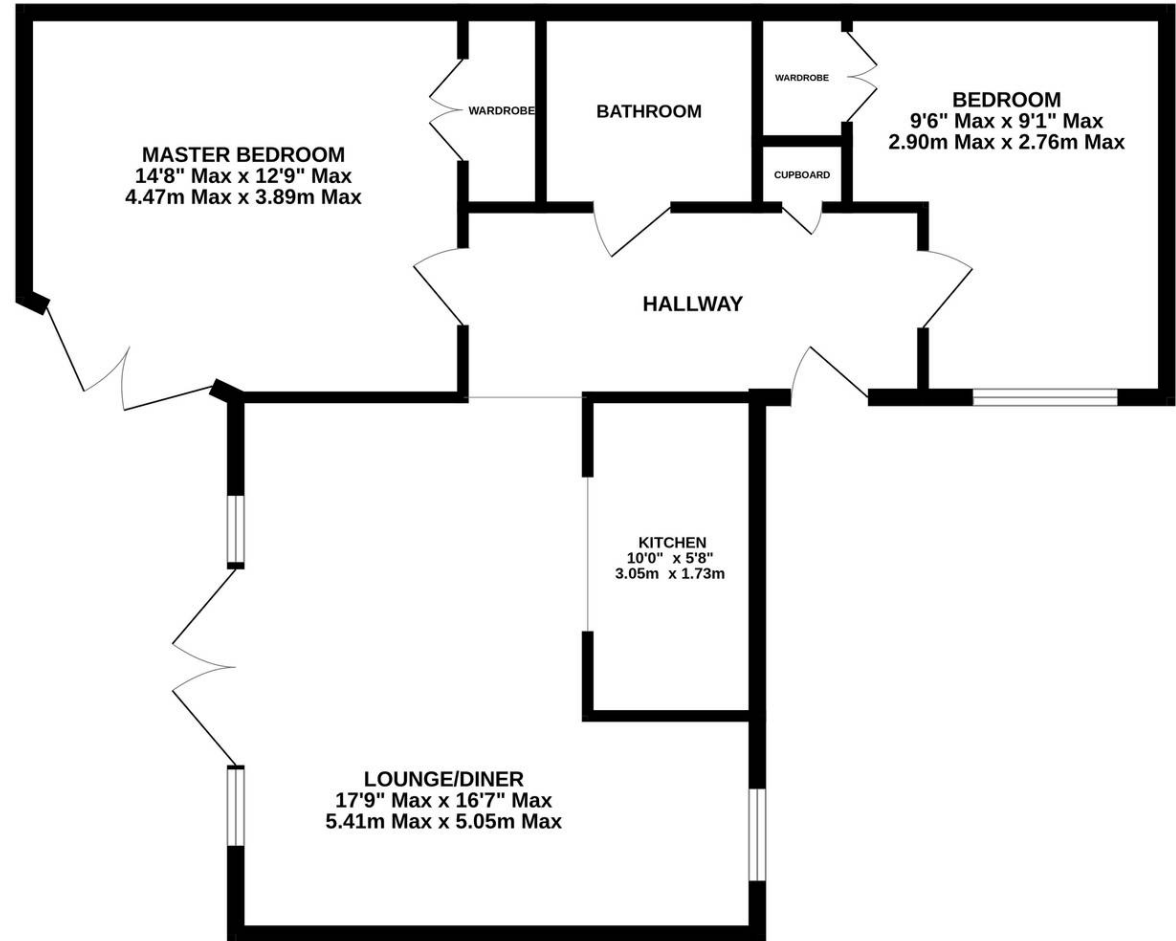
**rightmove**

**PRS** Property Redress Scheme

**Zoopla**



## GROUND FLOOR 804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.

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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