



11 Athelstan Road, Bitterne, Southampton, SO19 4DB

Offers in excess of £390,000

WHITE & GUARD



# 11 Athelstan Road

## Bitterne, Southampton

**INTRODUCTION** This four bedroom detached family home is set in the popular location of Bitterne. Accommodation on the ground floor briefly comprises an entrance hall, a lounge with bay window, dining room open to the extensive 18ft kitchen/breakfast room, fourth bedroom/office with walk-in wardrobe and a cloakroom. Whilst to the first floor, there are three bedrooms – two of which are doubles, and the family bathroom. Additional benefits include a driveway with off road parking for two cars, along with a rear garden and a large workshop.

**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 D







**INSIDE** This well-presented and well-proportioned home is entered via the double glazed feature front door opening into the entrance hall. The hallway is laid to carpeted flooring with carpeted stairs leading to the first floor which have a storage cupboard under, along with doors leading to the lounge, the dining room and the fourth bedroom/office. The lounge has a double glazed bay window to the front aspect, is laid to carpeted flooring with a radiator, has fitted shelving, TV points and wooden shelf above the fireplace. The cloakroom has a double glazed window to the side aspect, is laid to laminate flooring, has a wash hand basin with tiled splashback, a fitted mirror and WC. The fourth bedroom/office has two double glazed windows to the side aspect – one is situated within the walk-in wardrobe, the room is also laid to carpeted flooring and has a radiator. The dining room is open plan to the kitchen/breakfast room, is laid to laminate flooring and has a radiator. The 18ft kitchen/breakfast room boasts a lot of daylight with two double glazed windows and French doors to the rear aspect overlooking the rear garden, and a double glazed window to the side aspect. Laid to tiled flooring, the kitchen has direct access out to the rear garden. This substantial kitchen comprises a range of wall and base units with cupboards and drawers under and roll top worktops over, a stainless steel sink/drainer with mixer tap and fitted splashbacks. Integrated appliances include an electric double oven with grill, seven-ring gas cooker and extractor over, with space for an American style fridge/freezer, a washing machine and a tumble dryer.

To the first floor, the landing has a double glazed window to the side aspect, is laid to carpeted flooring, has access to the loft via a loft hatch. Bedroom one has a double glazed window to the front aspect, is laid to carpeted flooring and has a radiator, a skimmed ceiling and space for free-standing bedroom furniture. Bedroom two has a double glazed window to the rear aspect, is laid to carpeted flooring and has a radiator. Bedroom three has a double glazed window to the rear aspect, again is laid to carpeted flooring and has a radiator. The family bathroom has a double glazed window to the front aspect and is laid to vinyl flooring. The matching three-piece bathroom suite has a 'q-shaped' bath, a wash hand basin with storage under and a WC.

**OUTSIDE** To the front of the property is a block paved driveway with off road parking for two cars. The rear garden is of a good-size and has a block paved patio area with space for garden furniture, along with a block paved pathway leading to a large workshop with power. There is artificial grass laid to either side of the pathway and the garden has both side access to the front of the property and an outside tap.





## 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 124-224 Mbps and upload speeds of up to 10-32 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.



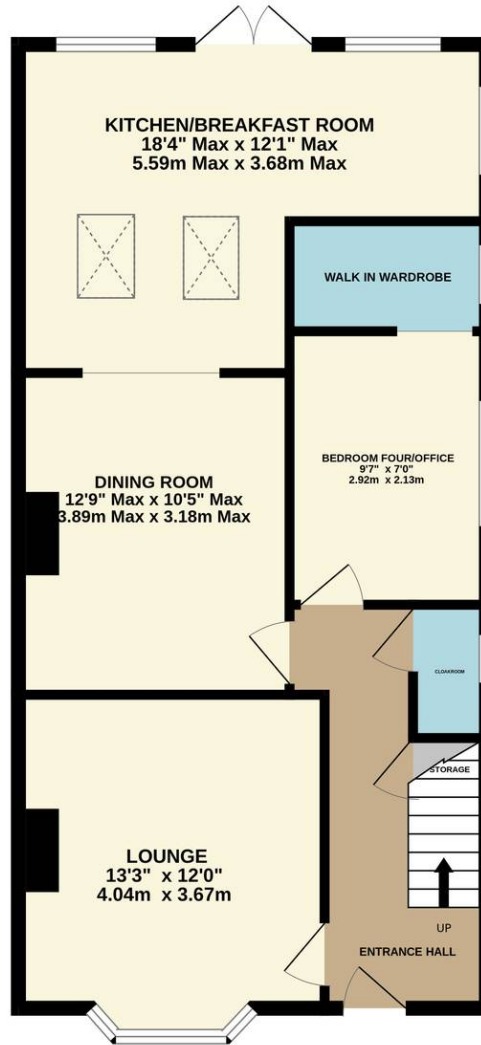
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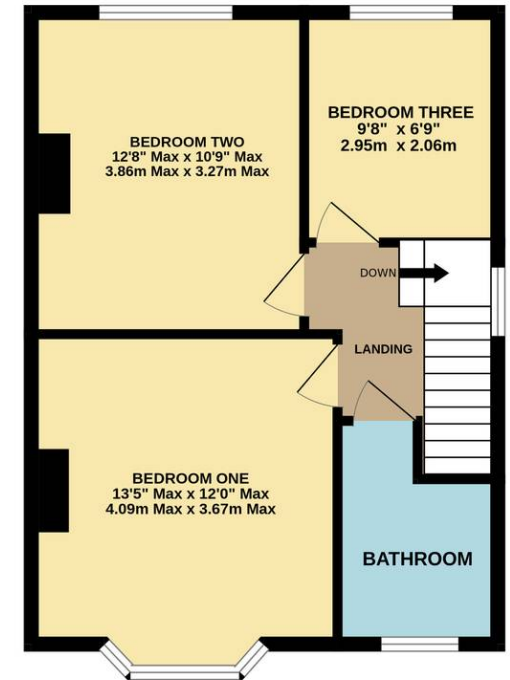
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GROUND FLOOR



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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