



35a, Hillside Avenue, Bitterne Park, Southampton, SO18 1LD

Offers In Excess of £200,000

WHITE & GUARD

# 35a, Hillside Avenue

## Bitterne Park, Southampton

**INTRODUCTION** A delightful two double bedroom first floor maisonette, which has benefitted from a superb renovation by the current owner, comes with no forward chain. Viewings are highly recommended to appreciate the accommodation on offer. The property briefly comprises an entrance hall, a dual aspect 15ft lounge/diner, bedroom two with feature panelling, a newly fitted modern bathroom, a newly fitted modern kitchen and bedroom one also benefits from wood panelling overlooking the rear. Additional benefits include a new consumer unit fitted, a new electric combi boiler, a shingled front garden and exclusive use of the enclosed and private garden area.

**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 near 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.

**AGENTS NOTE** The property is leasehold, and we are advised by the vendor that there is approx. 154 years remaining on the lease. (£0.00 Ground Rent per annum/ Buildings Insurance £549.14 per annum). No Service Charge costs. Disclaimer - information has been given by the owner - please seek verification via your solicitor prior to purchase.

- Leasehold - 154 years
- Southampton City Council - Band A
- EPC - Grade D





**INSIDE** This immaculate property is entered via the UPVC front door opening into the entrance hall with a radiator to one wall and carpeted stairs leading up to the first floor landing. The landing itself has an airing/storage cupboard, a radiator to one wall and is laid to carpeted flooring.

The 15ft lounge/diner, with high ceilings in keeping with the period of the property, is dual aspect with a double glazed window to the front aspect, along with a double glazed box bay window which floods the room with light. Laid to carpeted flooring, the lounge/diner has a radiator to one wall and an original feature fireplace to one end.

Bedroom two has a double glazed window to the rear aspect, feature panelling to one wall, a storage cupboard, radiator to one wall and is laid to carpeted flooring.

The newly fitted bathroom has an obscure double glazed window to the side aspect with tiled flooring and tiling to the majority of the walls. The new white three-piece bathroom suite comprises a panel enclosed bath with shower over and glass shower screen, a vanity wash hand basin and WC. Benefitting from spotlighting and an extractor fan, the bathroom also provides access to the loft via a hatch.

The newly fitted modern kitchen has a double glazed window to the side aspect and is laid to tiled flooring. With a range of white wall and base units with cupboards and drawers under and laminate worktops over, the kitchen has a modern white composite sink with a stainless steel tap. Integrated appliances include an electric oven and hob with extractor over, a fridge/freezer, dishwasher and washing machine. (1-year guarantee's for both the oven and hob, with 1-year manufacturers warranty on the fridge/freezer and a 5-year warranty on the new electric boiler).

Bedroom one, with feature panelling, has a double glazed window to the rear aspect overlooking the garden, a radiator to one wall and is again laid to carpeted flooring.

**OUTSIDE** To the front of the property, there is dropped kerb access and a low level brick wall with shrubbery. There is access down the side of the property into the rear garden, via a gate. This first floor maisonette benefits from the exclusive use of an enclosed and private garden area.



## SERVICES

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 64-80 Mbps and upload speeds of up to 19-20 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.



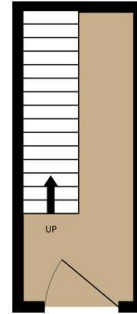
rightmove

PRS Property Redress Scheme

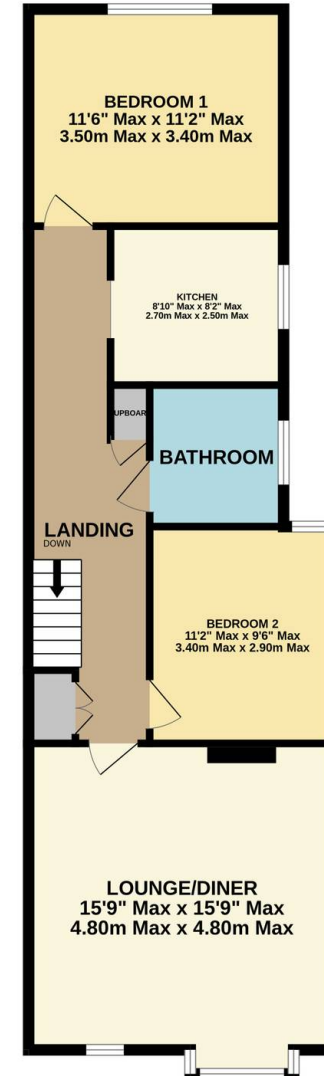
Zoopla



GROUND FLOOR



FIRST 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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