



216 Bitterne Road West, Bitterne, Southampton, SO18 1BE

In Excess of £325,000 - £340,000

WHITE & GUARD

216 Bitterne Road West

Southampton, Southampton

INTRODUCTION

This three bedroom detached house offers excellent accommodation throughout and briefly comprises of an entrance porch, entrance hall, fitted kitchen, 24ft lounge and conservatory on the ground floor. First floor benefits from three bedrooms and fitted family bathroom. The property also benefits from off road parking for 2 vehicles to the front and an enclosed rear garden.

LOCATION

Bitterne has a thriving centre that offers a broad range of shops, restaurants 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 the main motorway access routes are also close by, including M27 links east and west bound via M3 to M25 and via A3 to London.

- Southampton City Council - C
- Tenure - Freehold
- EPC Rating - D





INSIDE

Entering via the UPVC double glazed front door into the entrance porch with vinyl flooring double glazed windows to both side and front aspect and access opening into the entrance hall via an internal UPVC double glazed front door. The entrance hall has laminate flooring, radiator to one wall, stairs to first floor and access to all principal rooms.

The lounge diner has a double glazed window to front aspect and sliding doors to rear aspect opening to the conservatory, laminate flooring, two radiators and log burner with tiled surround and hearth.

The kitchen has a double glazed window to side aspect, patio doors to rear aspect, laminate flooring, a range of wall and base units with worktops over and Belfast ceramic sink, integrated appliances include oven and induction hob with extractor over with space for washing machine, dishwasher and undercounter fridge.

The conservatory has double glazed windows and sliding door to rear aspect opening to access the garden, laminate flooring and additional space for white goods.

The first floor landing has a double glazed window to side aspect, carpeted flooring, loft hatch with fold down ladder and access to all principal rooms.

Bedroom one has a double glazed window to front aspect, carpeted flooring, radiator to one wall and built in wardrobe and storage cupboard. Bedroom two has a double glazed window to rear aspect, carpeted flooring, radiator to one wall and built in wardrobe. Bedroom three has a double glazed window to rear aspect, carpeted flooring and radiator to one wall.

The bathroom has an obscure double glazed window to front aspect, vinyl flooring, heated towel rail, bath with shower over, WC and wash hand basin with storage under.

OUTSIDE

To the front of the property a dropped kerb gives access to the newly fitted resin driveway providing off road parking for two vehicles, with a 7kw electric car charger and a large wooden side gate giving access to the rear.

The rear garden has a hard standing patio leading from the back door with a step leading down to a lawn area, mature bushes border with an additional patio area to the rear of the garden. The garden is 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. Fibre Broadband is available with download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

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