



54 Edelvale Road, Bitterne, Southampton, SO18 5PR

In Excess of £325,000

WHITE & GUARD

INTRODUCTION

This extended three bedroom end of terrace home has been finished to a good standard throughout and offers excellent accommodation. On the ground floor, the property briefly comprises an entrance porch, a 16ft lounge and an extended 20ft kitchen/diner. Whilst to the first floor, there are three bedrooms comprising of two doubles and one single, as well as a modern fitted family bathroom. Additional benefits include off road parking, an enclosed rear garden and a garage, situated within a block.

LOCATION

Bitterne has a thriving centre that offers a broad range of shops and general amenities along with its own infant, primary, junior, 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, M3 and A3 to London.

- Tenure - Freehold
- Southampton City Council - Band B
- EPC - Grade D





INSIDE

The property is accessed via the UPVC front door which opens into the entrance porch.

The porch has a double glazed window to the side aspect, is laid to carpeted flooring and has access through to the lounge.

The lounge itself has a double glazed window to the front aspect, is laid to carpeted flooring, has a radiator to one wall, stairs to the first floor and access through to the kitchen/diner.

The extended kitchen/diner has a double glazed window and double glazed patio doors to the rear aspect leading out to the garden, is laid to laminate flooring, has a radiator to one wall and an under stairs storage cupboard. Along with a mixture of wall and base units which have roll top worktops and a composite sink, there are integrated appliances including an oven and grill, gas hob with extractor over, a slim line dishwasher and a fridge/freezer. There is also space for a washing machine and a tumble dryer.

To the first floor, the landing is laid to carpeted flooring, has a built-in storage cupboard, loft access and access to all the bedrooms and bathroom.

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

Bedroom two has a double glazed window to the rear aspect, is also laid to carpeted flooring, with a radiator to one wall and a built-in wardrobe.

Bedroom three has a double glazed window to the front aspect, carpeted flooring, a radiator to one wall and a built-in wardrobe.

The bathroom has an obscure double glazed window to the front aspect, benefits from both tiled flooring and walls and a heated towel rail. There is a panel enclosed bath with shower over, a wash hand basin and WC.

OUTSIDE

A dropped kerb to the front of the property allows access to the block paved driveway, providing off road parking for one vehicle. Steps lead up to the front door. A pathway down the side of the property leads to a side gate providing access through to the rear garden.

The rear garden itself has a hard standing patio with steps leading up to an area which is mainly laid to lawn. There is a concrete base to the end of the garden which can be used to add a shed. The rear garden itself is enclosed via wooden fence panelling. The property also benefits from a garage within a block and has an up and over door.



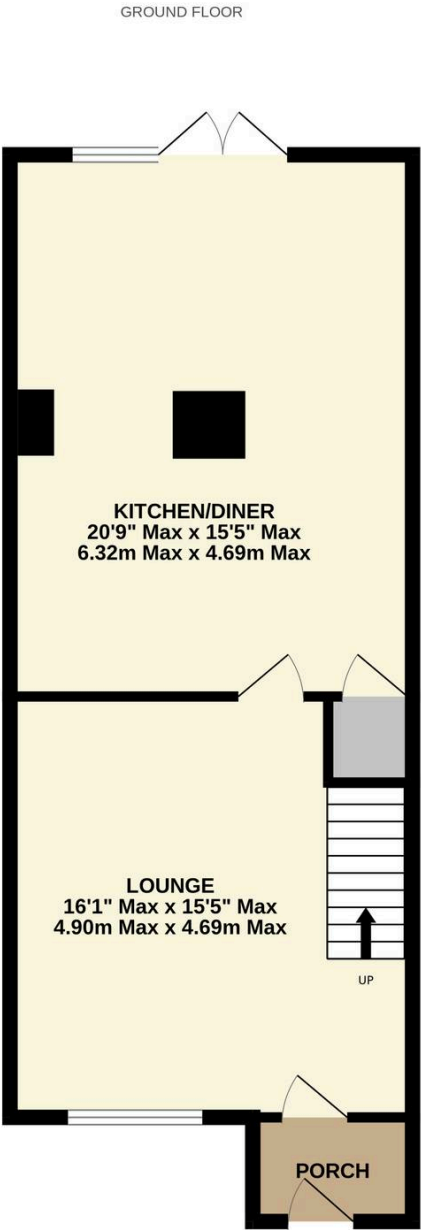
SERVICES

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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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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