



15 Cobden Crescent, Bitterne, Southampton, SO18 4EX

£425,000

WHITE & GUARD

# 15 Cobden Crescent

Bitterne, Southampton

## INTRODUCTION

Situated in the quiet and popular location of Cobden Crescent in Bitterne, comes this three bedroom detached family home. Accommodation briefly an entrance hall, 28ft lounge/diner, a modern fitted kitchen, 17ft conservatory, WC and a utility on the ground floor. The first floor benefits from three bedrooms and a fitted family bathroom. Additional benefits include a loft room currently used as a study/home office, off road parking for multiple vehicles, a detached garage, with low maintenance front and rear gardens.

## LOCATION

Bitterne has a thriving centre that offers a broad range of shops, general amenities and train station, along with good local schools. 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 D
- EPC - Grade D





**INSIDE** This well-presented property is entered via the composite front door opening into the entrance hall. The hallway has two obscure double glazed windows to the front aspect, carpeted flooring, a radiator, stairs leading to the first floor with under stairs storage and doors leading to the lounge/diner and the kitchen. The 28ft lounge/diner has a double glazed bay window to the front aspect, two single glazed windows and door to the rear aspect, opening to the conservatory. The lounge/diner has carpeted flooring, two radiators and a gas fireplace with marble surround and hearth. The modern fitted kitchen has a double glazed window to the side aspect, tile effect lino flooring, a mixture of wall and base units with cupboards and drawers under and roll top worktops over, along with a stainless steel sink. There is space for an undercounter fridge, along with an integrated oven, hob and a dishwasher. A door to the rear aspect opens through to the conservatory. The 17ft conservatory has a double glazed door and windows to the rear aspect opening to the garden, tile effect lino flooring, with access to both the utility and ground floor WC. The utility itself has space and plumbing for a washing machine with a combi-boiler to one wall. The WC has a double glazed window to the rear aspect, tile effect lino flooring, tiled walls, the WC and a wash hand basin.

To the first floor, the landing has carpeted flooring and a double glazed window to the side aspect, a loft hatch and doors leading to the bedrooms and bathroom. Bedroom one has a double glazed bay window to the front aspect, carpeted flooring, a radiator and built-in wardrobes. Bedroom two has a double glazed window to the rear aspect, carpeted flooring, a radiator and again benefits from built-in wardrobes. Bedroom three has a double glazed window to the front aspect, carpeted flooring and a radiator. The bathroom has a double glazed window to the rear aspect, carpeted flooring, tiled walls and a radiator. There is a panel enclosed bath with shower over, a WC and a pedestal wash hand basin.

The loft room is laid to carpeted flooring, has two Velux windows and is currently being used as an home office space.

**OUTSIDE** A dropped kerb to the front of the property gives access to the hard standing driveway providing off road parking for multiple vehicles. The front garden is laid to lawn. Steps lead up to access the front door. There is side access with metal gates opening to the rear garden and a detached garage. The rear garden itself is mainly laid to lawn with a hard standing from the rear of the house leading to the garage. The garden is bordered with flowerbeds and enclosed via wooden fence panelling.



## 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.

