



4 St Catherines Road
Bitterne
Southampton
SO18 1LJ



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£850 pcm

INTRODUCTION

A former coach house, this deceptively spacious two bedroom property offers exceptionally good size accommodation throughout and is available from mid-August. Accommodation on the ground floor briefly comprises a well-proportioned entrance hall, kitchen, spacious lounge/diner and conservatory. On the first floor there are two good size bedrooms including a 13ft master bedroom and a modern bathroom. Additional benefits include a sunny, enclosed garden and off road parking for one car.

The property benefits from being only a short walk away from local shops and amenities, as well as being within easy striking distance of Southampton's thriving city centre which offers a broad range of shops, restaurants and general amenities, as well as a mainline railway station and all main motorway access routes are also easily accessible. The property is also within walking distance of Riverside Park, which runs alongside the River Itchen.



INSIDE

The house is approached via a driveway leading to a wooden and patterned glass door which leads through to the entrance hall. From the hall there is hanging space for cloaks, stripped floorboards and an archway leading through to a light and airy kitchen. The kitchen has a high ceiling, original sash window to the side and has been fitted with a bespoke range of pine base units with the addition of a fitted plate rack and shelving. There is a further window to the front, stripped floorboards, a gas cooker, washing machine and fridge/freezer. The heart of the house has to be the well-proportioned lounge/diner which has a sash window to the side, a turned staircase leading to the first floor and TV and various power points. An opening at one end of the room leads through to a UPVC conservatory which has oak effect flooring and a set of patio doors leading out onto the rear sun terrace.

On the first floor landing there is access to a large loft space and a door leading through to the master bedroom, which is a large bright room and has views towards the River Itchen, three sash windows and a fitted wardrobe to one wall. Bedroom two, also a well-proportioned room, has a sash window overlooking the front of the property as well as one to the side. The bathroom has a sash window to the front and has been fitted with a modern suite comprising a panel enclosed bath with shower over, wash hand basin and WC. The room also has half wooden panelling to the walls and complementary tiling.



OUTSIDE

To the front of the house there is a tarmac driveway providing off road parking for one car. To the rear of the property there is a raised, paved patio area with steps leading down to the rest of the garden which is part shingled and part laid to wood chip. There is also a side gate and the garden is fully enclosed.

DIRECTIONS

From Southampton head north east along Brunswick towards Kings Park Road. At the roundabout take the third exit into St Andrews Road and bear right onto Kingsway (A33) and follow this road for a short distance turning left onto Central Bridge (A3025). Continue along turning left into Station Road and then left again into Cranbury Road. Follow this road for a short distance turning left into Spring Road and then right into Deacon Road. After a short distance turn left onto Whites Road and then left again into Maybray King Way and take the

exit towards Bitterne/Woolston/West End. Follow this road for a short distance turning left into Angel Crescent and right where signposted 'Bitterne Village'. After a short distance turn left into St Catherines Road where the property can be found on the left hand side.

LOUNGE/DINER 15' 6" x 14' 6" (4.72m x 4.42m)

KITCHEN 10' 1" x 8' 4" (3.07m x 2.54m)

CONSERVATORY 11' 4" x 6' 2" (3.45m x 1.88m)

BEDROOM ONE 13' 6" x 10' 8" narrowing to 9' 3" (4.11m x 3.25m)

BEDROOM TWO 9' 9" x 8' 2" (2.97m x 2.49m)



SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX

Band B

AWAITING EPC

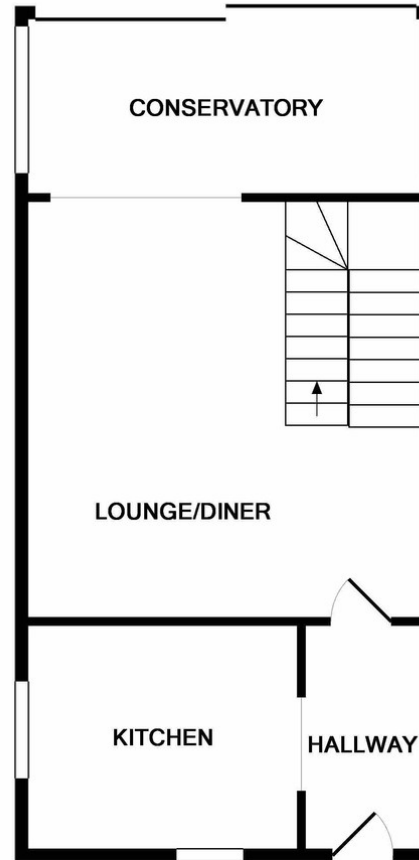
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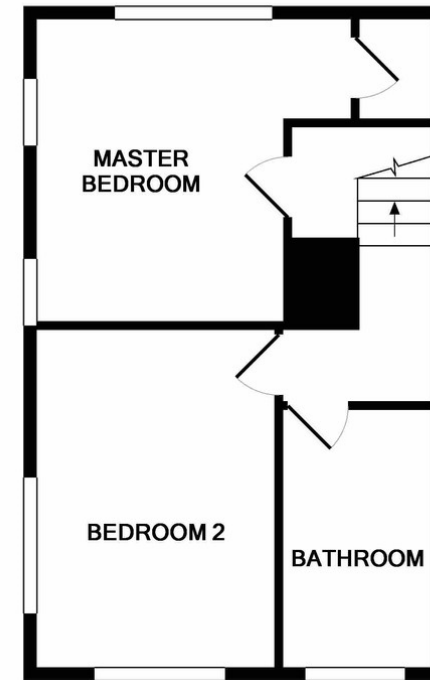
E: bishopswaltham@whiteandguard.com

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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