



**Rowe  
& Co.**

**65 Bursledon Road, Southampton**

Southampton

**£325,000**

**Rowe  
& Co.**



## 65 Bursledon Road

Southampton, Southampton

Set back from the road is this character three bed semi-detached house set in the popular location of Bitterne and offers huge potential to create a wonderful family home. The property is offered with no forward chain. Accommodation comprises an entrance hall, sitting room, dining room, kitchen, lean to, ground floor bathroom. On the first floor are three well-proportioned bedrooms and a family bathroom with separate WC. Outside good size established front and rear gardens. We anticipate a high level of interest and early viewing comes highly recommended.

### LOCATION

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

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Forward Chain
- Three Bedrooms
- Two Reception Rooms
- Secluded Garden
- Ground Floor W/C
- Popular Location



# 65 Bursledon Road

Southampton, Southampton

## INSIDE

A pathway leads to the front door, you enter the property into a spacious entrance hall that with a window to the side and stairs to the first floor. A door to one side opens into the sitting room which has a window to the front aspect. A door leads to the dining room which has a storage cupboard.

There is a lean to with a door to the garden. The kitchen can be found to the rear of the property and is double aspect with windows to the side and the rear. Fitted with wall and base level kitchen units. Space for appliances.

Door to the side. The bathroom has been fitted with a bath, wash hand basin and W/C. On the first floor the landing provides access to all bedrooms and the family bathroom, the master bedroom can be found to the front of the property along with bedroom three, bedroom two can be found to the rear with a window to the rear.

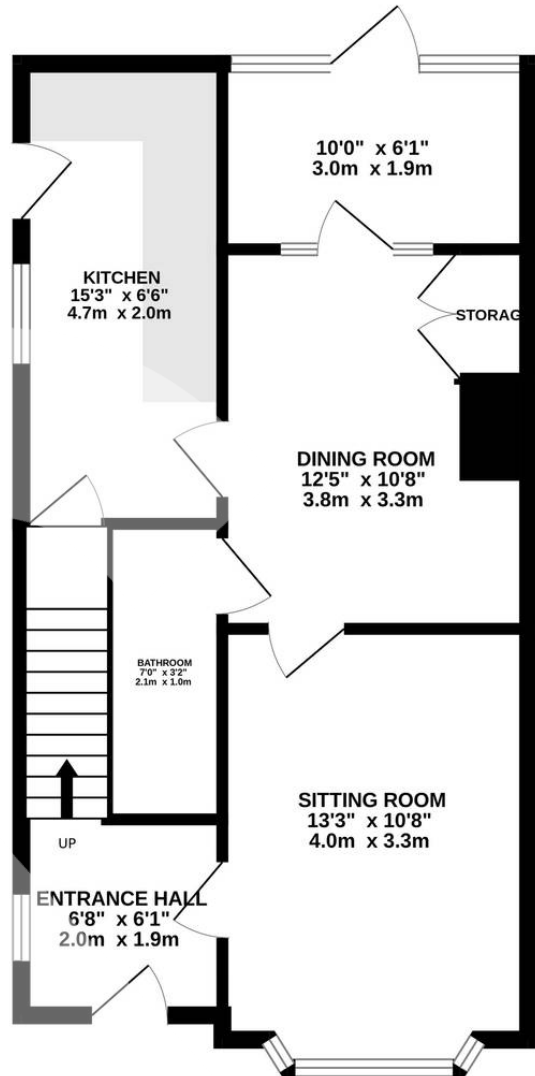
The family bathroom has a bathroom and a sink unit, there os a separate WC.

## OUTSIDE

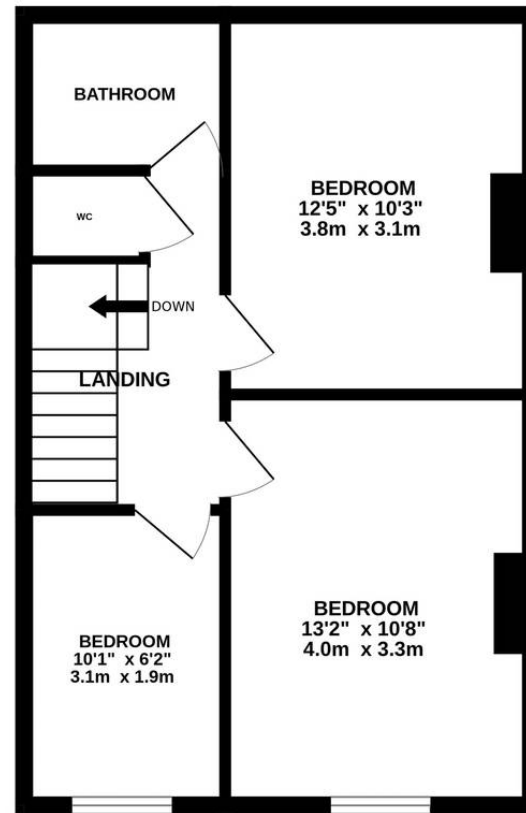
To the front of the property is an established front garden and gated pedestrian access to the rear, subject to relevant planning this could be converted into parking. The rear garden offers huge potential and is enclosed, established mainly laid to lawn.



GROUND FLOOR



1ST 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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**REQUEST  
VIEWING**

(GOTTA BE QUICK!)

