



**Ash Tree Road, Southampton SO18 1LY**

**welcome to**

## **Ash Tree Road, Southampton**

**DON'T MISS OUT!**

Fox & Sons are delighted to welcome to the market this 3 bedroom semi-detached house in Bitterne Park, providing a great renovation project opportunity. Close to Bitterne Park primary school and local amenities, it's an ideal location for families.

### **Entrance Hall**

Gas radiator, long walkway providing access to lounge and kitchen/diner to rear.

### **Cloakroom**

Separate toilet, sink basin, tiled throughout.

### **Lounge**

28' 1" x 9' 6" ( 8.56m x 2.90m )

Featured window to front, 4 gas radiators, double glazed window to rear, carpet throughout, central heating.

### **Kitchen/Diner**

26' 8" x 10' 3" ( 8.13m x 3.12m )

Double glazed window to rear, spacious kitchen, space for white goods, side door providing access to rear garden and side access, tiled flooring, two double glazed windows to side, combi boiler.

### **Landing**

Spacious landing providing access to 3 bedrooms, family bathroom, wet room and loft hatch.

### **Bedroom 1**

11' 10" x 15' 8" ( 3.61m x 4.78m )

Carpet throughout, generous double room with double glazed window to front, radiator.

### **Bedroom 2**

10' 4" x 11' 2" ( 3.15m x 3.40m )

Carpet throughout, gas radiator, double glazed window to rear.

### **Bedroom 3**

9' 6" x 10' 9" ( 2.90m x 3.28m )

Carpet throughout, gas radiator, double glazed window to rear, built in wardrobe.

### **Bathroom**

Separate toilet, sink, bath tub, airing cupboard housing water tank, frosted double glazed window to side.

### **Wet Room**

Separate walk in shower with another toilet, double glazed window to side.

### **Loft Space**

Cavity wall insulation, spacious, not boarded.

### **Front Garden**

Block paved, parking for 1/2 cars.

### **Rear Garden**

East facing garden, greenhouse, storage shed, side access, grass.





**This charming 3 bed semi-detached house in Bitterne Park would be a perfect potential renovation project.**

**As you enter the property, on the left, you are greeted by a spacious lounge, flooded by natural light. The open kitchen/diner is the perfect size for entertaining guests, offering plenty of open space. The downstairs w/c adds convenience for guests and residents alike, whilst upstairs the property benefits from a family bathroom and a separate wet room for added luxury. Upstairs, you will find three generously sized bedrooms, offering ample space and storage options.**

**Outside, the property benefits from parking for 1/2 cars, making coming and going a breeze. The spacious rear garden features a greenhouse and storage shed, perfect for those with a green fingers or in need of additional storage space.**

**Located close to Bitterne Park primary school and local amenities, this property is ideal for families looking to settle in a friendly and welcoming community. There are also easy routes to both M27 and M3.**

**Book your viewing today to see what this wonderful home has to offer!**



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welcome to

## Ash Tree Road, Southampton

- 3 bedroom semi-detached house
- Spacious lounge
- Open kitchen/diner
- Wet room
- Family bathroom

Tenure: Freehold EPC Rating: D

offers in excess of

**£355,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
BIT111585 - 0006

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