









### welcome to

# **Bitterne Road West, Southampton**

This one bedroom flat in Bitterne is perfect for first time buyers who are looking to get onto the property ladder. The flat benefits from an open kitchen/living area, shower room and a double bedroom. Close to local amenities and Bitterne train station, this flat is ideally located!

#### **Entrance Hall**

Access to all rooms.

#### Lounge

11' 1"  $\times$  15' 3" (  $3.38m \times 4.65m$  ) Gas radiator, carpeted throughout, open plan living space, two double glazed windows to the side.

#### Kitchen

Freestanding fridge/freezer, space for washing machine, gas hob, electric oven, overhead extractor, combination boiler.

#### **Bedroom 1**

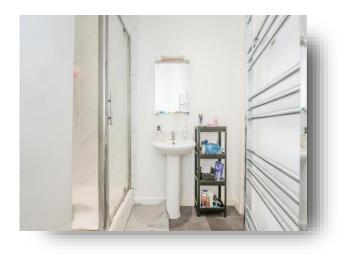
11' 2"  $\times$  8' 10" ( 3.40m  $\times$  2.69m ) Featured bay window to the rear, carpeted throughout, generous double room.

#### **Bathroom**

W/c, sink basin, shower cubicle, generous size, heated towel rail, double glazed window to side.









Fox & Sons are delighted to welcome this one bedroom flat in Bitterne.

The flat benefits from an open plan kitchen/living area, offering lots of space and filled with natural light. The fitted kitchen has plenty of storage and worktop space, making meal preparation a breeze. The generous double bedroom features a stunning bay window and provides ample storage space. The shower room is modern and bright.

Outside there is access to a communal rear garden. Situated close to local amenities and Bitterne train station, this flat is great for those needing to commute.

The flat would be perfect for a first time buyer or a property investor looking to add to their portfolio, as it currently achieves a £750 pcm rental.

Don't miss out on viewing to see what potential this flat has to offer!





#### welcome to

# **Bitterne Road West, Southampton**

- One Bedroom Flat
- Open Plan Kitchen/Living Area
- **Shower Room**
- Communal Rear Garden
- Close to Local Amenities

#### Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£110,000



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

## view this property online fox-and-sons.co.uk/Property/BIT112015



Property Ref: BIT112015 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







fox & sons

Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON, Hampshire, SO18 1BY



fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.