







# welcome to

# **Bitterne Road West, Southampton**

MUST SEE!!

We're delighted to welcome to the market this four bedroom semi-detached house in Bitterne, benefitting from spacious rooms, three reception rooms, downstairs w/c, front and rear gardens, garage and a driveway.

### **Entrance Hall**

Stairs to first floor landing, wood laminate flooring, radiator, understairs cupboard.

## Lounge

16' 7" x 14' (5.05m x 4.27m) Double glazed bay window to the front, electric fireplace, radiator,

## **Dining Room/Study**

12' 7" x 9' 2" ( 3.84m x 2.79m ) Wood laminate flooring, radiator, leads to sun room.

#### **Sun Room**

21' 7" x 8' 8" ( 6.58m x 2.64m )
Wood laminate flooring, double

Wood laminate flooring, double glazed windows, radiator, double glazed sliding doors to rear.

## Kitchen/Breakfast Room

15' 8" x 8' 10" ( 4.78m x 2.69m )

Double glazed windows to side and rear, wall and base units, plumbing for a washing machine, sink with drainer, oven, hob with extractor over, space for fridge/freezer and dishwasher, wood laminate flooring, radiator, cupboard.

## **First Floor Landing**

Cupboard, access to loft, doors leading to bedrooms and family bathroom.

#### **Bedroom 1**

16' 8" x 13' 10" ( 5.08m x 4.22m ) Double glazed bay window to front, radiator, built in wardrobes.

## **Bedroom 2**

12' 1" x 10' 3" ( 3.68m x 3.12m ) Double glazed window to rear, radiator.

### **Bedroom 3**

10' 8" x 10' (3.25m x 3.05m) Double glazed window to rear, radiator.

#### **Bedroom 4**

7' 5" x 6' 10" (  $2.26m \times 2.08m$  ) Double glazed window to front, radiator.

## **Bathroom**

W/c, double glazed window to side, bath with shower over, wash hand basin with cupboards below, heated towel rail, tiled walls.

## **Front Garden**

**Rear Garden** 

## Garage









Fox & Sons are delighted to welcome to the market this spacious four bedroom semi-detached house, in the heart of Bitterne. As you enter the property, you are greeted by a spacious entrance hall with doors leading to the lounge, dining room and kitchen/breakfast room. The kichen features ample storage and worktop space, with a door leading to the sun room.

Upstairs, there are four bedrooms, with the master bedroom benefiting from integrated storage. The family bathroom is modern and functional.

Outside you will find both front and rear gardens, a garage and off road parking.

Perfect for families, don't miss out on seeing what this fantastic home has to offer!





## welcome to

# **Bitterne Road West, Southampton**

- Four Bedrooms
- Semi-Detached House
- Kitchen/Breakfast Room
- Separate Dining Room
- Downstairs W/c

Tenure: Freehold EPC Rating: D

guide price

£375,000

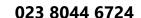


# view this property online fox-and-sons.co.uk/Property/BIT112172



Property Ref: BIT112172 - 0002 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.