



**Cobden Rise, Southampton SO18 1DL**

**welcome to**

## **Cobden Rise, Southampton**

**MUST SEE!!**

This fantastic three bedroom house in Bitterne Park features a modern kitchen, allocated parking space and spacious living area. To see the potential this home has to offer, contact us to arrange a viewing today!

### **Entrance Hall**

Access to all rooms, laminate flooring, gas radiator.

### **Cloakroom**

W/c, wash hand basin, double glazed window to front.

### **Lounge**

14' 8" x 13' 6" ( 4.47m x 4.11m )

Understairs storage, laminate flooring, double sliding doors leading to patio area.

### **Kitchen**

11' 11" x 8' 4" ( 3.63m x 2.54m )

Gas radiator, double glazed window to front, laminate flooring, electric oven, gas hob, overhead extractor, generous worktop space, wall and base cupboard units, space for white goods.

### **Landing**

Carpet throughout, access to all rooms, storage cupboard, loft access.

### **Bedroom 1**

14' 7" x 8' 5" ( 4.45m x 2.57m )

Laminate flooring, built in wardrobe, double glazed window to rear, gas radiator.

### **Bedroom 2**

11' 4" x 8' 9" ( 3.45m x 2.67m )

Double glazed window to front, gas radiator, built in wardrobe, laminate flooring.

### **Bedroom 3**

7' 6" x 5' 11" ( 2.29m x 1.80m )

Gas radiator, double glazed window to rear.

### **Front Garden**

Steps leading down to access, enclosed and secluded by shrubs.

### **Rear Garden**

Enclosed, tiered rear garden with access to the rear of the property and patio seating area.







**Welcome to this delightful three bedroom terraced house located in the desirable neighbourhood of Bitterne Park. The property is located close to local amenities and schools and would make a perfect family home.**

**As you step inside, you are greeted by a downstairs w/c for added convenience. The kitchen is modern with plenty of worktop and storage space. The spacious living room is situated at the rear of the property and boasts sliding doors which lead to the rear garden.**

**Upstairs, the property features three bedrooms, all filled with natural light and offering space for storage. The family bathroom is functional and convenient.**

**Outside, the rear garden has a charming seating area, ideal for enjoying warm summer evenings. Additionally, the property comes with one allocated parking space in a private parking area.**



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## Cobden Rise, Southampton

- Mid-Terrace House
- Three Bedrooms
- Downstairs W/c
- Enclosed Rear Garden
- Allocated Parking Space

Tenure: Freehold EPC Rating: C

**£240,000**



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