



Aberdour Close, Southampton SO18 5PF

welcome to

Aberdour Close, Southampton

MUST SEE!!

Available with NO ONWARD CHAIN, don't miss out on viewing this stunning four bedroom detached house in Bitterne. The property features a generous living/dining room, utility room, conservatory, downstairs w/c, garage and driveway for two cars.

Entrance Hall

Double glazed door to front, radiator, carpeted, stairs to first floor, doors to;

Cloakroom

Double glazed window to side, w/c, heated towel rail, built in cupboard, tiled flooring, partially tiled walls.

Lounge/Dining Room

10' 5" x 25' 11" (3.17m x 7.90m)

Double glazed window to front, TV point, telephone point, laminate flooring, two radiators, wall lights, ceiling lights, double glazed door and window to rear leading to conservatory.

Utility Room/Office

7' 9" x 10' 11" (2.36m x 3.33m)

Wall and base units, work surfaces, plumbing for washing machine, stainless steel sink and drainer, laminate flooring.

Conservatory

14' 1" x 11' (4.29m x 3.35m)

Double glazed windows to side and rear, double glazed doors to side, laminate flooring, lights, wall mounted air con and heater.

Landing

Double glazed window to side, loft hatch with drop down ladder, carpeted, cupboard, doors to;

Bedroom 1

14' 11" x 10' 6" (4.55m x 3.20m)

Double glazed window to front, TV point, built in wardrobe with wooden doors, radiator.

Bedroom 2

11' 5" x 11' 2" (3.48m x 3.40m)

Double glazed window to front, built in wardrobe with wooden doors, TV point, laminate flooring, radiator.

Bedroom 3

10' 10" x 10' 7" max (3.30m x 3.23m max)

Double glazed window to rear, built in cupboard/wardrobe, laminate flooring, radiator.

Bedroom 4

7' 3" x 7' (2.21m x 2.13m)

Double glazed window to rear, carpeted, radiator.

Bathroom

Double glazed window to rear, deep dish bath with mixer taps and shower attachment, wash hand basin, w/c, separate shower cubicle, heated towel rail, wall mounted mirrored cupboard, extractor fan, fully tiled walls and flooring.

Front Garden

Dropped kerb leading to driveway with parking for two cars, laid turf to side and access to garage.

Rear Garden

Enclosed rear garden with side access, laid decking, lawn and patio areas, wooden summer house, electric sockets.

Garage

Up and over door, electrics.





Fox & Sons are delighted to welcome to the market this beautifully presented four bedroom detached house in Bitterne. This spacious home offers a generous layout, ideal for both entertaining and comfortable living.

As you enter, you are greeted by a generously sized living/dining room that offers a warm and inviting atmosphere. The modern kitchen is well equipped with ample storage and worktop space. The bright and spacious conservatory is located at the rear of the property, with views across the rear garden.

Further benefits include a separate utility room and downstairs w/c.

Upstairs, you will find four well-proportioned bedrooms and a modern family bathroom.

Outside, the generous rear garden is perfect for children to play, garden enthusiasts or summer barbecues. Additional features include a garage for additional storage and a driveway suitable for two cars.

The property is located close to local amenities and schools, making it a perfect choice for families.

Don't miss out on making this house your new home!



view this property online fox-and-sons.co.uk/Property/BIT111196



welcome to

Aberdour Close, Southampton

- Detached House
- Four Bedrooms
- Utility/Office
- 25 ft Lounge/Dining Room
- 14 ft x 11 ft Conservatory

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£425,000



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/BIT111196



Property Ref:
BIT111196 - 0007

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 guidance 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 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.


fox & sons



023 8044 6724



Bitterne@fox-and-sons.co.uk



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



fox-and-sons.co.uk