



Connells

Avon Road  
Southampton





## Property Description

Discover the charm of this extended three bedroom semi-detached house in Bitterne Park. Boasting spacious living areas, two receptions, an extended kitchen and two bathrooms, this home offers a perfect blend of comfort and functionality. With the added convenience of a driveway and a delightful garden.

A wide driveway and mature front garden leads to the double glazed porch

The entrance reception is of a good size ideal for shoes and coats

Additional storage comes via two understairs cupboards for household items

A formal lounge is located at the front of the property and because of the double glazed bay window, high ceilings and original coving a great deal of character is conveyed.

The kitchen has been relocated creating an additional reception which has many uses.

Across the rear of the home a full width extension creates a kitchen/family room with patio doors that lead to the rear garden

Off the second reception, a doorway leads to the downstairs shower room.

Upstairs, you will find the three good sized bedrooms, as with the lounge, the main bedroom enjoys a double glazed walk in bay window.

The remaining bedrooms enjoy views of the rear garden

A three piece bathroom suite comprises of a low level wc, wash hand basin and panel enclosed bath.

As previously mentioned, this enclosed rear garden enjoys a southerly aspect.

A decked sun terrace leads to the lawned gardens and hard standing provides a base for a large timber shed and green house.

## Entrance Porch

2' 5" x 6' 7" (0.74m x 2.01m)

## Entrance Hall

Laminate flooring

## Lounge

11' 9" x 13' 7" Into bay (3.58m x 4.14m Into bay)

Double glazed bay window to front of aspect. Floating shelves on wall. Wall lights. Radiator.

## Dining Room

7' 3" x 8' 3" (2.21m x 2.51m)

Double glazed window to side of aspect. Radiator. Access to garden.

## Kitchen

9' 10" x 21' 11" (3.00m x 6.68m)

Double glazed French doors to rear of aspect. Fitted kitchen with wall and base units. Roll top surfaces. Induction hob and oven. Space for integral microwave. Space for dishwasher and washing machine. Radiator. Carpeted.

## Shower Room

Double glazed window to rear of aspect. WC. Wash hand basin. Double electric shower. Heated towel rail. Tiled flooring. Tiled shower. Spotlights. Mounted cupboard with mirror.

## Landing

Carpeted stairs. Wooden banister. Window to side of aspect.

## Bedroom 1

11' 9" x 14' 9" into bay (3.58m x 4.50m into bay)

Double glazed bay window to front of aspect. Radiator. Ceiling fan light. Wall light.

## Bedroom 2

8' 8" x 11' 3" (2.64m x 3.43m)

Double glazed window to rear of aspect. Radiator. Carpet. Curved ceiling to rear.

## Bedroom 3

8' 9" x 8' 4" max (2.67m x 2.54m max)

Double glazed window to rear of aspect. Radiator. Built in airing cupboard. Carpet. Floating wall shelf.

## Bathroom

Double glazed window to front of aspect. Half tiled. Bath. WC. Wash hand basin. Radiator. Mirror.

## Outside

Driveway to front of aspect. Brick wall. Double gate side access.

Rear garden. Outdoor tap. Partly grassed area. Greenhouse. Shed.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: D**

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Tenure: Freehold



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