



102 Oak Tree Road, Bitterne Park, Southampton, Hampshire, SO18 1PH

£325,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Oaktree Road! We are pleased to offer this gorgeous 1900's detached house for sale in the popular location of Bitterne Park. This property has been under the same ownership for many years, and is now ready for the next owner to put their own stamp on it. The gorgeous sash windows offer added kerb appeal. The property offers a wealth of charm and character, and will make a perfect family home. The ground floor accommodation comprises of two reception rooms, kitchen/diner, and a sun room. The first floor boasts three DOUBLE bedrooms and a family bathroom. The rear garden is generous and offers a good degree of privacy. This home is offered with NO FORWARD CHAIN.

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Approach:
Parking to front.

Entrance Hall:
Smooth and coved ceiling, radiator, stairs rising to first floor, doors to:

Lounge
14' 1" (4.29m) max into bay x 11' 10" (3.61m)::
Papared ceiling, UPVC double glazed bay sash window to front, radiator, open fire.

Dining Room
9' 10" (3.00m) x 12' 1" (3.68m)::
Coved ceiling, UPVC double glazed sash window to side.

Kitchen/Diner
10' (3.05m) x 11' 10" (3.61m)::
Smooth ceiling, UPVC double glazed sash window to side, pantry cupboard, wall base and drawer units with work surface over, stainless steel sink and drainer inset, gas hob, space for appliances, radiator, door to:

Sun Room
12' (3.66m) x 11' (3.35m)::
Polycarbonate roof. Windows to side and rear. Door to rear opening to garden.

Cloakroom:
Extractor. WC.

Landing:
Smooth ceiling, hatch providing access to loft space.
Original doors to:

Master Bedroom
15' 1" (4.60m) x 11' 10" (3.61m) max::
Papared ceiling, two UPVC double glazed sash windows to the front. Two cast iron, open column radiators.

Bedroom Two
9' 10" (3.00m) x 13' (3.96m) max::
UPVC double glazed sash window to side. Built in storage. Wash hand basin.

Bedroom Three
10' 1" (3.07m) x 10' 2" (3.10m)::
Smooth ceiling, original style sash window to rear overlooking garden. Radiator.

Bathroom:
Window to side. WC and panel enclosed bath. Tiling.

Garden:
Mature rear gardens enjoying a westerly aspect. Variety of shrubs.

Agents Note:
The title is in the process of being separated as there is a building plot to the side of this property. That plot is currently under offer with a view for a new detached property to be erected. The land sectioned off is NOT included in the sale of 102 Oaktree Road.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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