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95 Oak Tree Road, Bitterne Park, Southampton, SO18 1PJ 3 bedrooms O.I.E.O: £400,000 Freehold

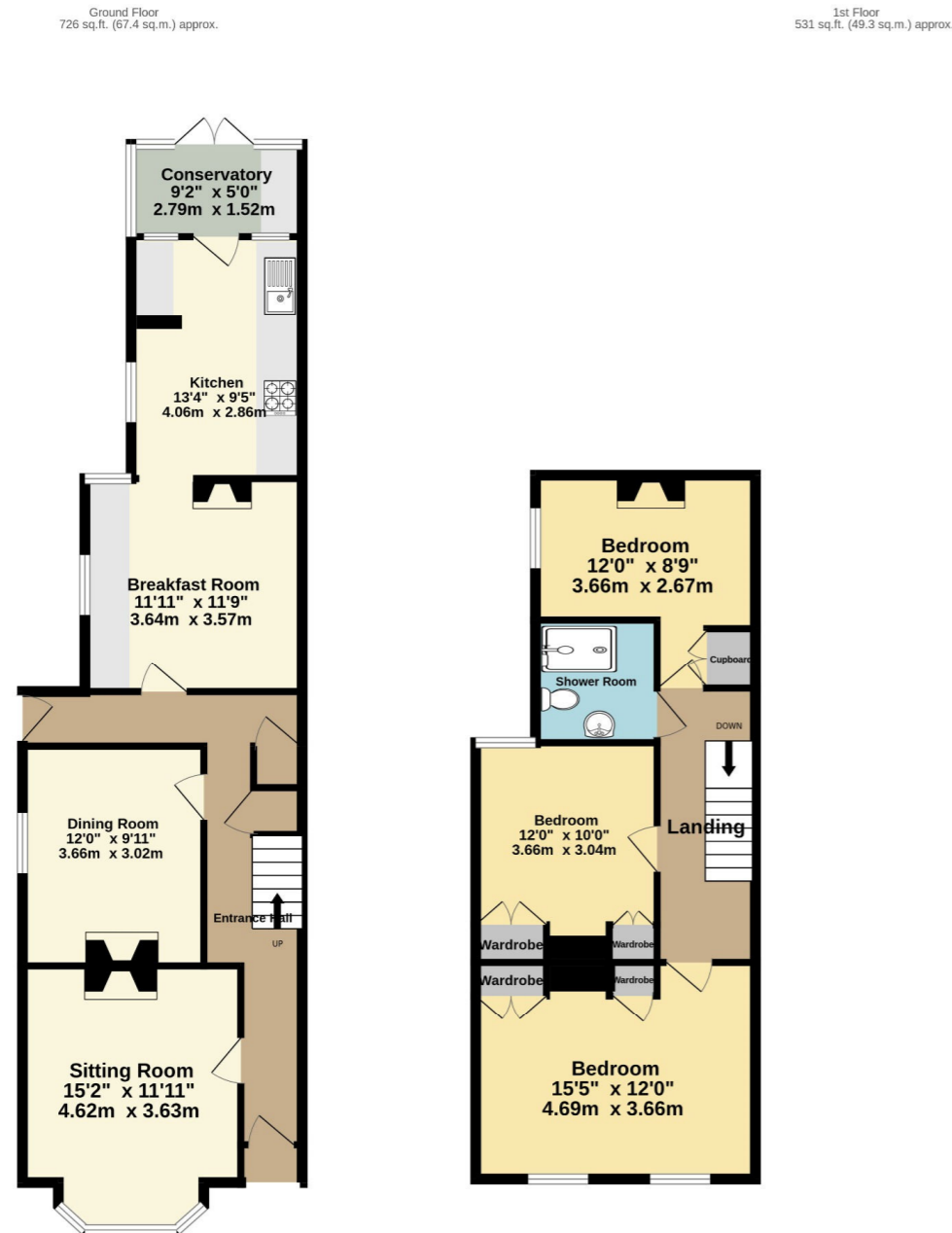
DESCRIPTION

Situated in this enduringly popular location popular for families for local schooling and near to Riverside Park, this substantial semi detached period home offers a host of features including parking, double glazing, central heating, generous accommodation in the form of three separate reception rooms, three good size bedrooms and an extremely pretty rear garden and is offered for sale with no forward chain. Due to the combination of features, early viewings are recommended.

LOCATION

Located within the ever popular Bitterne Park district of Southampton, superbly positioned to provide access to local schools with the new Bitterne Park secondary school within a very short walk. Day to day shopping needs are met within Bitterne Park Triangle with access to the new Sainsburys superstore at Portswood a short drive away. Riverside Park with its abundance of open parkland and recreational facilities endows Bitterne Park with all the facilities a growing family could wish for alongside the excellent local schooling.

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TOTAL FLOOR AREA: 1257 sq.ft. (116.8 sq.m.) approx.
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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ENTRANCE HALL:

Composite double glazed entrance door. Radiator. Coved ceiling with moulded arch and buttresses. Stairs rising to first floor landing. Shallow cupboard housing electric meter and fuse box. Two under stairs storage cupboards. Obscure double glazed door leading to side elevation.

SITTING ROOM 15' 2" (4.62m) x 11' 11" (3.63m):

Large double glazed bay window provides significant natural light. Smooth plastered and coved ceiling. Exposed floorboards. Feature fireplace with tiled detailing and hearth. Deep skirting boards.

DINING ROOM 12' (3.66m) x 9' 11" (3.02m):

Smooth plastered and coved ceiling. Double glazed window. Feature fireplace with tiled surround. Built-in shelving. Ornate ceiling rose.

BREAKFAST ROOM 11' 11" (3.63m) x 11' 9" (3.58m):

Double glazed window to side elevation. Further window to rear elevation. A range of low level built-in units with work surface over and vegetable baskets. Ornate ceiling rose. Feature stone finish fireplace. Door to:-

KITCHEN 13' 4" (4.06m) x 9' 5" (2.87m):

A comprehensive range of fitted units to include built-in oven, gas hob and extractor hood over. Integrated fridge and dishwasher. One and a half bowl single drainer sink unit. Wall mounted central heating boiler. Door and two windows to rear elevation. Tiled flooring. Double glazed window to side elevation. Radiator. Exposed brick elevations.

CONSERVATORY 9' 2" (2.79m) x 5' (1.52m):

Of brick and double glazed construction with double glazed double doors. Built-in cupboards and drawer storage.

FIRST FLOOR LANDING:

Coved ceiling with arch and moulded buttresses. Radiator. Dado railing. Access to roof space.

BEDROOM ONE 15' 5" (4.70m) x 12' (3.66m):

Two double glazed windows to front elevation. Radiator. Smooth plastered and coved ceiling. Ornate ceiling rose. Fireplace. Built-in cupboards.

BEDROOM TWO 12' (3.66m) x 10' (3.05m):

Fireplace. Double glazed window. Built-in storage cupboards. Radiator.

BEDROOM THREE 12' (3.66m) x 8' 9" (2.67m):

Double glazed window. Radiator. Smooth plastered and coved ceiling. Built-in storage cupboard.

SHOWER ROOM:

Re-fitted with a contemporary suite comprising; walk-in shower, low level w.c. and pedestal wash hand basin. Part panelled wall surfaces. Obscure double glazed window. Smooth plastered and coved ceiling with inset spotlights. Radiator.

OUTSIDE:

The front garden is neatly tended with a variety of shrubs and pedestrian path leading to the front door trimmed with brick walling. The flagstone finish driveway provides parking for multiple vehicles. Gated pedestrian access to the rear garden.

The rear garden benefits from a private patio area approached via shallow step. Detached timber shed for storage of garden equipment. The pretty garden has been well maintained with mature flowers, shrubs and trees providing a good degree of natural privacy enclosed by fence panelling.

COUNCIL TAX:

Southampton City Council

BAND: C

CHARGE: £1,917.33

YEAR: 2024/2025

REFERENCE

S8454/LT/130624/D4

SERVICES

Mains gas, water, electricity, and drainage are connected. Please note that none of the services or appliances have been tested by Pearsons.

VIEWING

Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

DIRECTIONS

From Southampton proceed out of the city along Thomas Lewis Way, turning right into St Denys Road. Crossing Cobden Bridge, this will in turn become Cobden Avenue proceed past the shops taking the next left onto St Catherines Road. Continue along this road which will naturally become Oak Tree Road where number 95 can be found on the right hand side.