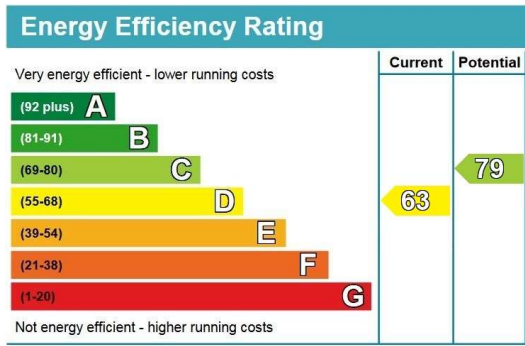




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



PEARSONS

ESTABLISHED 1900

023 8023 3288

www.pearsons.com



212 Midanbury Lane, Southampton, Hampshire, SO18 4GU

3 bedrooms £350,000 Freehold

DESCRIPTION

Offered for sale with no forward chain, this well-presented three-bedroom semi-detached home provides spacious and versatile accommodation, ideal for families and first-time buyers alike. The ground floor comprises a welcoming lounge, a modern kitchen/dining room perfect for entertaining, a bright conservatory overlooking the garden, and a convenient downstairs WC. Upstairs are three well-proportioned bedrooms, including a third bedroom with access to a private balcony enjoying stunning panoramic views across Southampton, together with a modern family bathroom. Outside, the property benefits from a driveway providing off-road parking for two vehicles and an enclosed rear garden. Combining generous living space and excellent outdoor features, this fantastic home is ready to move into and must be viewed to be fully appreciated.

LOCATION

Bitterne Park offers a good range of schools and local amenities appealing to first time buyers, families and retired couples. The area has good access to the M27 via junctions 7 and 8. There are rail links for commuters to London and easy access to Southampton City Centre and the Cruise Ship Terminals. Southampton Airport is within 5 miles.



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Living Room 16' 1" (4.90m) x 11' 2" (3.40m):

Wood effect laminate flooring, bay window with double-glazed windows to front aspect, electric heated fireplace feature, radiator, smooth plastered ceiling.

Downstairs WC 5' 11" (1.80m) x 3' 1" (0.94m):

Low level WC, with ceramic corner sink, frosted double-glazed window to side aspect, tiled walls, wood effect laminate flooring.

Kitchen/Dining Room 15' 5" (4.70m) x 17' 7" (5.36m):

Range of eye and base-level units, built in dishwasher, wine cooler, microwave, gas over with a 4-point hob and extractor over, double-glazed window to side aspect, wood effect laminate flooring continues.

Conservatory 9' (2.74m) x 11' 6" (3.51m):

Wood effect laminate flooring, double-glazed surround, French doors leading to the garden.

Master Bedroom 11' 2" (3.40m) x 11' 4" (3.45m):

Wood effect laminate flooring, full-length built-in wardrobes with sliding mirrored doors, bay window with double-glazed windows to front aspect.

Bathroom 7' 3" (2.21m) x 5' 9" (1.75m):

Three-piece suite comprising of panelled bath, with shower overhead, low level WC and ceramic sink with storage and vanity unit above, fully tiled walls and flooring, heated towel rail, frosted double-glazed window to front aspect.

Bedroom two 11' 3" (3.43m) x 9' 7" (2.92m):

Wood effect laminate flooring, double-glazed window to rear aspect, radiator.

Bedroom three 8' 6" (2.59m) x 7' 9" (2.36m):

Wood effect laminate flooring, double-glazed door leading to a private balcony, radiator.

Outside:

Driveway for two vehicles, storage to the side of the property, the garden is two-tiered with a decked area leading down to a grass section with additional storage space.

REFERENCE

S8948/HS/010726/D1

COUNCIL TAX

Southampton City Council

BAND: A

CHARGE: £1,587.65

YEAR: 2026/2027

SERVICES

Mains water, gas, electricity and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Pearsons.

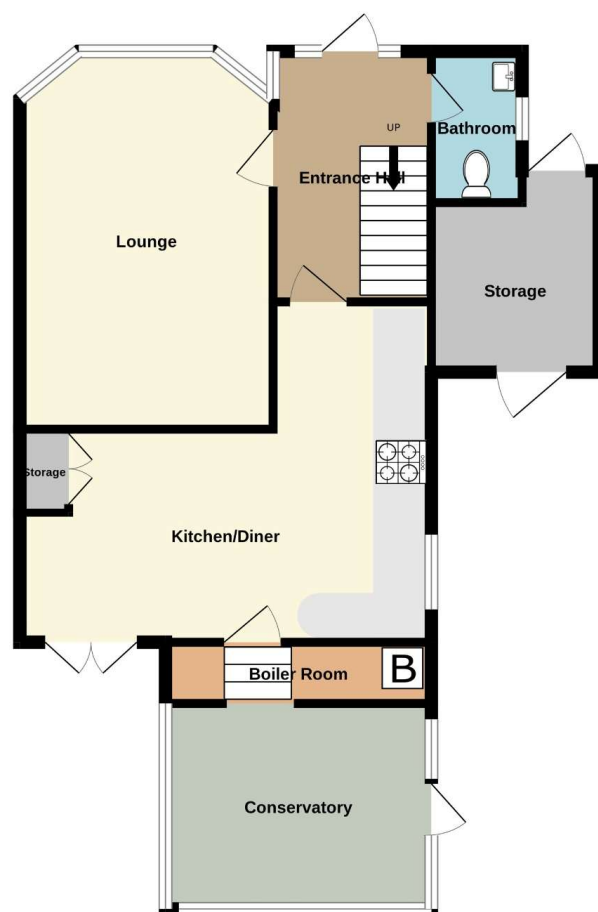
VIEWING

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

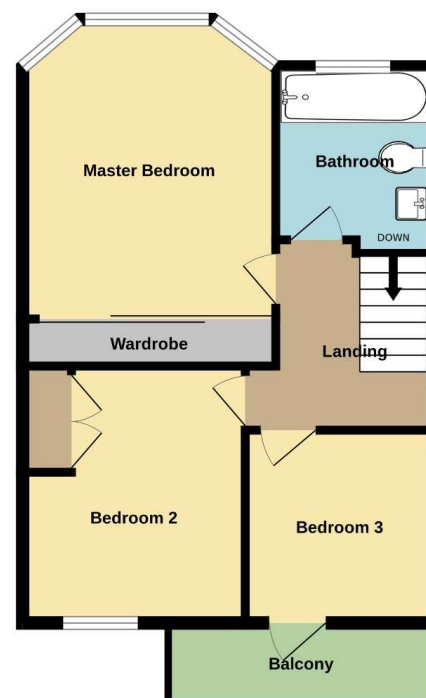
DIRECTIONS

From Pearsons on London Road, head north-east along London Road (A33) and continue onto The Avenue (A33). Stay on The Avenue until you reach the roundabout with Thomas Lewis Way (A335), then follow the A335 towards Bitterne, crossing Cobden Bridge over the River Itchen. After the bridge, bear left onto Bitterne Road West (A3024) and then turn left into Midanbury Lane. Continue along Midanbury Lane for approximately three-quarters of a mile, and 212 Midanbury Lane, Southampton SO18 4GU will be on the left-hand side.

Ground Floor
690 sq.ft. (64.1 sq.m.) approx.



1st Floor
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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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