



Litchfield Crescent, Southampton SO18 2BJ

welcome to

Litchfield Crescent, Southampton

* ONE BEDROOM MAISONETTE * KITCHEN * LIVING ROOM * SHOWER ROOM * REAR GARDEN * DRIVEWAY * CLOSE TO LOCAL AMENITIES *

Entrance Hall

Double glazed door to the front aspect.

Lounge

15' x 9' 9" (4.57m x 2.97m)

Double glazed patio doors to the rear aspect, TV point, radiator, doors leading to rear garden.

Kitchen

10' 7" x 7' 10" (3.23m x 2.39m)

Wall and base cupboard units, work surfaces, sink and drainer, oven, hob, space for fridge/freezer.

Bedroom One

11' 6" x 11' 5" (3.51m x 3.48m)

Double glazed bay window to the front aspect, radiator, TV point.

Shower Room

Double glazed window to the rear aspect, wash hand basin, w/c, shower cubicle, radiator.

Rear Garden

Enclosed rear garden with side access, laid patio and turf areas.





Welcome to this ground floor one bedroom maisonette, located in the sought after Bitterne Park area.

Step inside and discover the bedroom located at the front of the property, boasting plenty of space and a bay window. The living room and kitchen are both located at the rear of the property, with a modern shower room accommodating all rooms.

To the front of the property there is a driveway with parking available for one car, and the rear garden is generous in size with patio and lawn areas. Perfect for first time buyers or investors looking to expand their portfolio, a viewing is highly recommended.



view this property online fox-and-sons.co.uk/Property/BIT112752



welcome to

Litchfield Crescent, Southampton

- Maisonette
- One Double Bedroom
- Living Room
- Fitted Kitchen
- Shower Room

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 06 Mar 1965.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£175,000



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/BIT112752



Property Ref:
BIT112752 - 0006

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.



023 8044 6724



Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON,
Hampshire, SO18 5RS



fox-and-sons.co.uk