

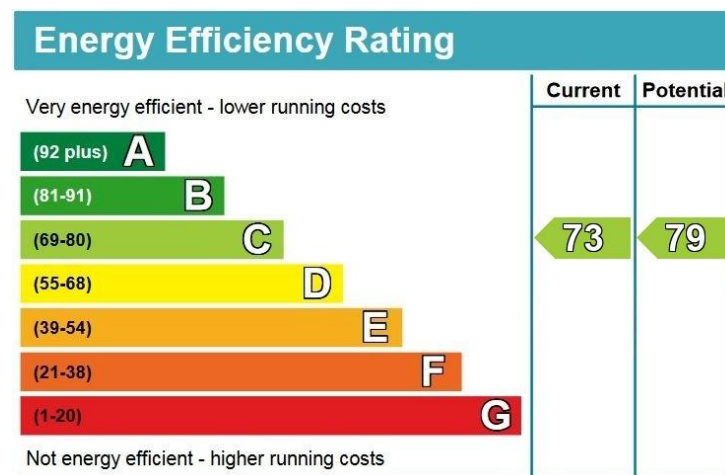



Bitterne
023 8042 2600



**16 Ash Close, Bitterne, Southampton,
Hampshire, SO19 5SD**

Offers Over £290,000 Leasehold



Welcome to Ash Close! Positioned in a popular cul-de-sac in Bitterne is this gorgeous semi-detached house. You are welcomed by a bright entrance hall with stairs leading to the first floor and a door leading into the kitchen. The kitchen has been extended, so there is ample storage and great work surface space. This leads into the dining room seamlessly. The dining room is bright, with French doors opening into the garden. The lounge is simply stunning and benefits from a large window looking out to the neat front garden. Upstairs will continue to impress! All three bedrooms benefit from fitted storage. The family bathroom has been designed with modern contrasting tiling and boasts a three-piece suite. The garden is beautiful! It features an Indian sandstone patio area that leads to a fantastic entertaining space covered by a pergola – this has all been designed with low maintenance in mind and offers a great degree of privacy. Viewing is highly recommended.

16 Ash Close, Bitterne, Southampton, Hampshire, SO19 5SD

Offers Over £290,000 Leasehold

Welcome to Ash Close! Positioned in a popular cul-de-sac in Bitterne is this gorgeous semi-detached house. You are welcomed by a bright entrance hall with stairs leading to the first floor and a door leading into the kitchen. The kitchen has been extended, so there is ample storage and great work surface space. This leads into the dining room seamlessly. The dining room is bright, with French doors opening into the garden. The lounge is simply stunning and benefits from a large window looking out to the neat front garden. Upstairs will continue to impress! All three bedrooms benefit from fitted storage. The family bathroom has been designed with modern contrasting tiling and boasts a three-piece suite. The garden is beautiful! It features an Indian sandstone patio area that leads to a fantastic entertaining space covered by a pergola – this has all been designed with low maintenance in mind and offers a great degree of privacy. Viewing is highly recommended.

Approach:

Stepped pathway down to front door, artificial lawn to side, mature shrubs.

Entrance Hall:

Textured and coved ceiling, UPVC double glazed obscured windows to front, stairs rising to first floor with under stair storage, radiator, door to:

Kitchen

18' 5" (5.49m) x 7' 5" (2.26m)::

Textured and coved ceiling, UPVC double glazed window to rear and UPVC double glazed obscured door to side, a range of wall, base and drawer units with work surface over, stainless steel sink and drainer inset, integrated gas hob with extractor over, built-in oven, space for fridge/freezer, washing machine, tumble dryer and dishwasher, wall-mounted boiler, tiled splashbacks, door to:

Dining Room

9' 11" (3.02m) x 7' 11" (2.41m)::

Textured and coved ceiling, UPVC double glazed sliding door rear, radiator, door to:

Lounge

14' 4" (4.37m) x 10' 8" (3.25m)::

Smooth ceiling, UPVC double glazed window to front, radiator.

Landing:

Textured and coved ceiling, hatch providing access to loft space, doors to:

Master Bedroom

11' 11" (3.63m) max x 10' (3.05m)::

Smooth ceiling with spotlights inset, UPVC double glazed window to rear, fitted wardrobe.

Bedroom Two

12' 6" (3.81m) max x 8' (2.44m)::

Textured and coved ceiling, UPVC double glazed window to front, fitted wardrobe, radiator.

Bedroom Three

9' 6" (2.90m) reducing to 6'9" (2.06m) x 8' 4" (2.54m)::

Smooth ceiling, UPVC double glazed window to front, two storage cupboards and cupboard housing water tank, radiator.

Bathroom :

Smooth ceiling with spotlights inset, UPVC double glazed obscured window to rear, tiling to principal areas, three-piece suite comprising: 'P'-shaped panel enclosed bath with mains fed shower over, wash hand basin and WC, heated ladder towel rail.

Garden:

Spacious patio seating area leading to pergola with entertaining space, with USB ports and power and light connected, artificial lawn to side, shed with power and light connected, outside tap, shared side access.

Garage:

Garage in a block within Ash Close.

We are advised by the vendor the lease details are as follows:

Lease length: Part of a 999 year lease

Ground rent: £7 per 6 months

Services

Mains gas, water, 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 Field Palmer.

Council Tax Band

Band C

Sellers Position

Buying On

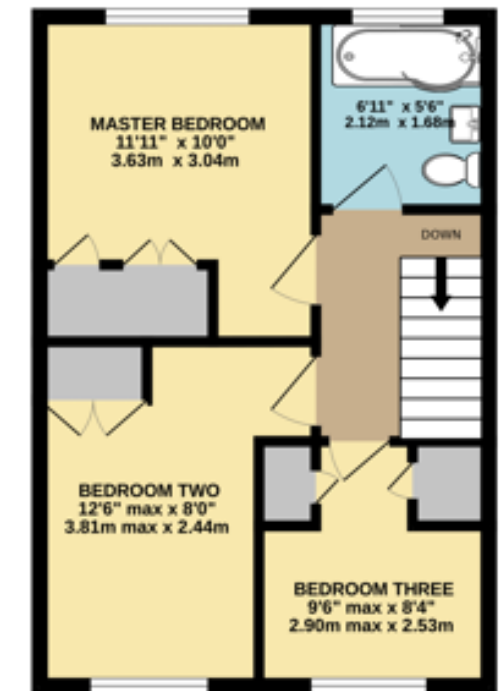
Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with lettagix £2025

Bitterne

249 Peartree Avenue
Bitterne
SO19 7RD

023 8042 2600

Shirley

391 Shirley Road
Shirley
SO15 3JD

023 8078 0787

Woolston

24 Portsmouth Road
Woolston
SO19 9AB

023 8039 3255

Auction Department

62 High Street
West End
SO30 3DT

023 8047 4274

Lettings & Block Management

2-4 New Road
Southampton
SO14 0AA

023 8071 0402

Do you need an Energy Performance Certificate?

Field Palmer are able to offer EPC services across Hampshire and the south of England.

We can offer mortgage advice

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.

fieldpalmer
ESTATE AGENTS