

fieldpalmer
ESTATE AGENTS

Bitterne
023 8042 2600



19 Avon Road, Bitterne Park, Southampton, Hampshire, SO18 4FR

£325,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Avon Road! This spacious, detached bungalow is enviably positioned in Bitterne Park – with local amenities just a stone’s throw away. The kerb appeal is strong, with symmetrical double bay window frontage. You are welcomed by a bright entrance hall with doors leading to the primary rooms. The lounge is positioned at the front, flooded with natural light. Both of the bedrooms would host a double bed. The kitchen/diner is light and finished with timeless shaker-style cabinetry and there are doors opening into the conservatory. The conservatory benefits from a glass roof and doors leading out to the garden. The bathroom offers a simple white suite. The southerly aspect rear garden should not be missed! It is mostly laid to lawn and offers a patio seating area – we would consider the garden to offer a great degree of privacy. To the front, there is a block-paved hardstanding. We are pleased to offer this bungalow with NO FORWARD CHAIN!

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Approach:

Block paved hardstanding.

Entrance Hall:

Smooth ceiling, hatch providing access to loft space, inset spotlights, radiator.

Lounge

14' 2" (4.32m) max x 10' (3.05m)::

Smooth ceiling with spotlights inset, UPVC double glazed bay window to front, radiator.

Master Bedroom

14' 2" (4.32m) max into bay x 10' 8" (3.25m)::

Smooth ceiling with inset spotlights, UPVC double glazed window to front, radiator.

Bedroom Two

10' (3.05m) x 11' 10" (3.61m)::

Smooth ceiling with inset spotlights, UPVC double glazed French doors to rear opening into rear garden, radiator.

Kitchen/Diner

12' (3.66m) max x 17' 11" (5.46m) max::

Smooth ceiling with inset spotlights, UPVC double glazed window to side and rear, UPVC double glazed French doors to rear, wall, base and drawer units with work surface over, stainless steel sink bowl and a half and drainer inset, built-in oven gas hob with stainless steel extractor hood over, integrated fridge/freezer and dishwasher, space for further appliances, wall-mounted boiler, radiator.

Conservatory

7' (2.13m) x 17' 11" (5.46m)::

Glass roof, UPVC double glazed French doors to rear, UPVC double glazed windows to sides and rear.

Bathroom :

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

Garden:

Fence enclosed rear garden with gated side access, patio seating area leading to lawn, shed.

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

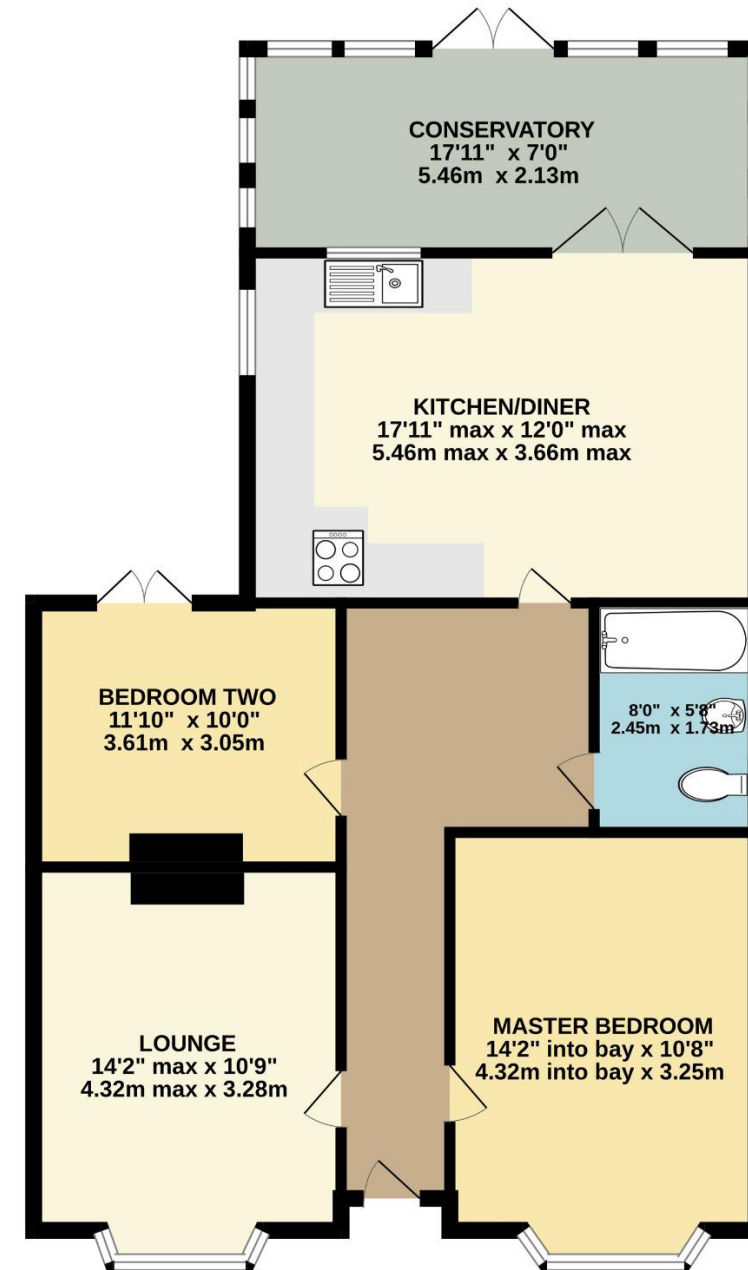
Sellers Position

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



AVON 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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Bitterne

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Bitterne
SO19 7RD

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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.

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