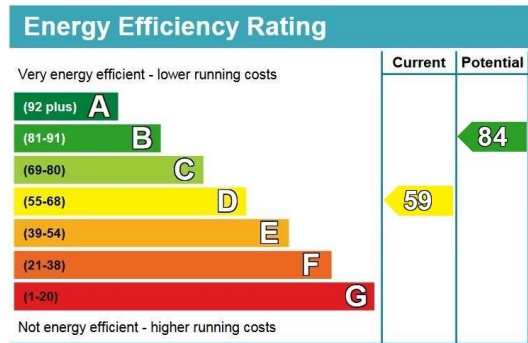




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



ESTABLISHED 1900

023 8023 3288

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48 Ash Tree Road, Southampton, Hampshire, SO18 1LX

3 bedrooms £375,000 Freehold

DESCRIPTION

Three bedroom semi-detached family home offering well-proportioned accommodation arranged over two floors. Situated on a quiet residential street close to local amenities and Schools in the popular Bitterne Park district of Southampton. The property benefits from a welcoming entrance hall, a spacious bay-fronted sitting room, dining room, an open-plan kitchen/breakfast room extending to the rear, a useful additional reception room/study, and a ground W.C. To the first floor are Three double bedrooms together with a four piece family bathroom facilities. Externally, the property benefits from a private driveway providing off-road parking, whilst to the rear is a particularly generous enclosed garden, predominantly laid to lawn with mature trees, shrubs and a garden shed.

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.

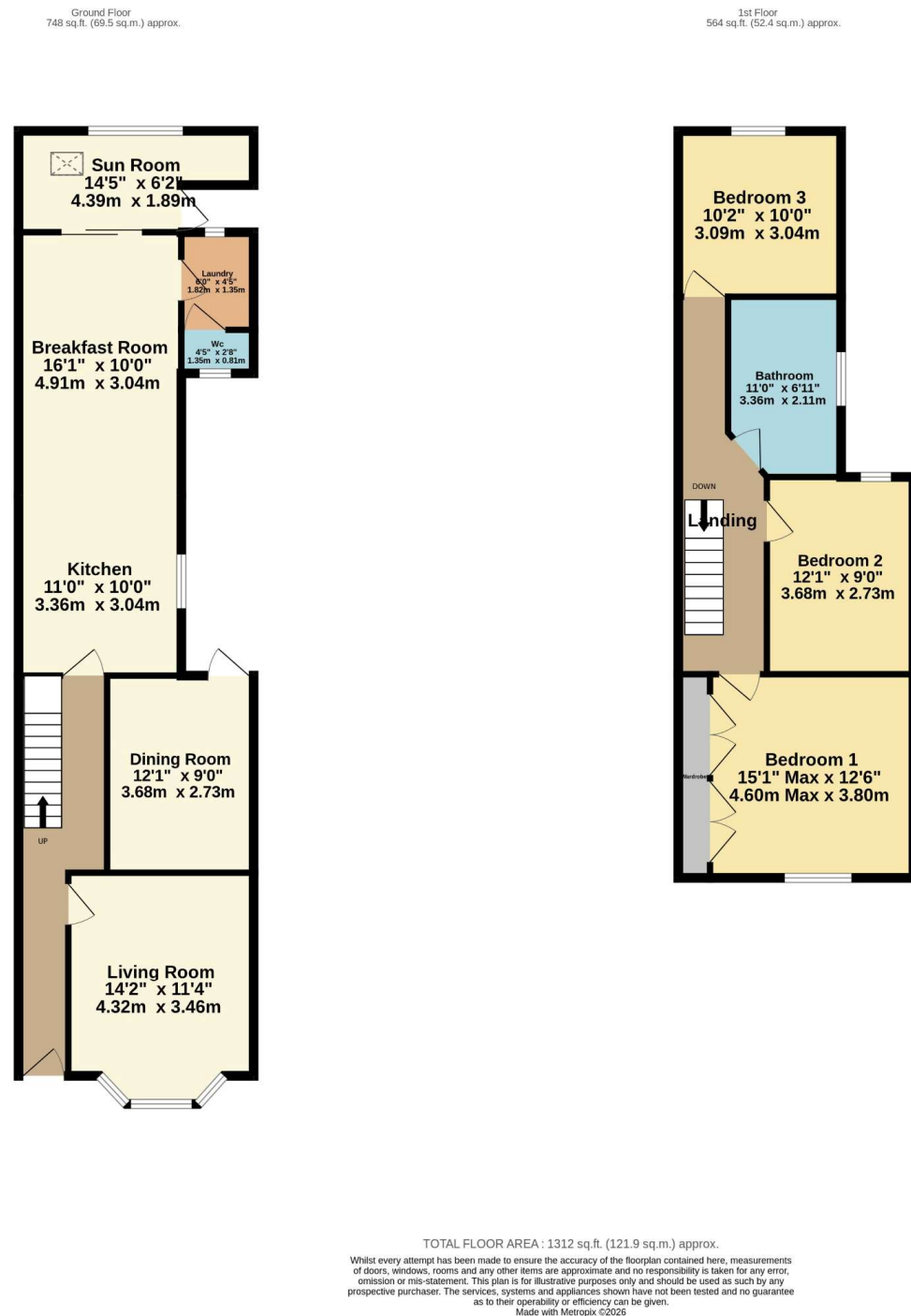
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Pearsons Estate Agents 58-60 London Road, Southampton, SO15 2AH



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ENTRANCE HALL

Stairs to first floor. Under stairs storage cupboard. Wood effect flooring.

LIVING ROOM

Double glazed bay window to front aspect. Textured ceiling with central light fitting and smooth walls. Stripped wooden floorboards. Radiator. Television point

DINING ROOM

Smooth ceiling with central light fitting and smooth walls. Stripped wooden floorboards. Radiator. Double glazed door opening onto the rear garden.

KITCHEN

Double glazed windows to side aspects. Smooth ceiling with recessed and pendant light fittings. Fitted with a range of matching wall and base level units with wood-effect work surfaces over. Inset one and a half bowl sink and drainer with mixer tap. Integrated oven with four ring gas hob and stainless steel extractor hood over. Space for freestanding fridge freezer. Tiled splash backs. Vinyl flooring.

BREAKFAST ROOM

Double glazed window to side aspect. Smooth ceiling with decorative light fitting. Vinyl flooring. Radiator. Built-in storage cupboards providing excellent storage space.

SUN ROOM

Large double glazed window to rear aspect overlooking the garden. Smooth walls and ceiling. Carpeted flooring. Radiator. Fitted shelving. Door to rear garden.

W.C.

Low level W.C. wash hand basin. Vinyl flooring. Light fitting. Double glazed window.

BEDROOM ONE

Carpeted flooring. Double glazed window to front aspect. Built in wardrobes. Smooth walls and ceiling.

BEDROOM TWO

Carpeted flooring. Double glazed window to rear aspect. Smooth walls and ceiling.

FAMILY BATHROOM

Obscure double glazed window to side aspect. Smooth ceiling. White suite comprising pedestal wash hand basin, freestanding claw-foot bath with mixer tap and shower attachment, and curved corner shower enclosure. Part tiled and panelled walls. Tiled flooring. Heated towel rail. Medicine cabinet.

BEDROOM THREE

Carpeted flooring. Double glazed window to rear aspect. Smooth walls and ceiling.

OUTSIDE

To the front of the property is off road parking for one car and a pathway to the front door. Gated side access.

To the rear of the property is a garden mainly laid to lawn with some mature tree and shrubs.

COUNCIL TAX:

Southampton City Council

BAND: C

CHARGE: £2,116.87

YEAR: 2026/2027

REFERENCE

S8945/BP/230626/D1

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

Taking direction from Bitterne Park Triangle head north onto Manor Farm Road turn 1st right onto Bond Road at the junction turn left onto St Catherine's Road, take the 2nd right turn onto Ash Tree Road and it can be located on the left hand side.