



**St. Helena Gardens, Southampton SO18 2DT**

**welcome to**

## **St. Helena Gardens, Southampton**

\* SEMI-DETACHED BUNGALOW \* TWO BEDROOMS WITH BUILT IN STORAGE \* SPACIOUS ROOMS \* REAR GARDEN \* LONG GARAGE \* DRIVEWAY \* CLOSE TO RIVERSIDE PARK \* LOCAL AMENITIES NEARBY \*

### **Front Garden**

Paved driveway with shrubbery, shared access down the side to garage, side access.

### **Entrance Hall**

Carpet throughout, access to all rooms, coat cupboard, airing cupboard, storage cupboard, access to boarded loft with pull down ladder.

### **Lounge**

22' 8" x 11' 6" ( 6.91m x 3.51m )

Carpet throughout, gas radiator, space for dining table and chairs, double glazed door leading to garden, hatch to kitchen.

### **Kitchen**

13' 1" x 11' 6" ( 3.99m x 3.51m )

Wall and base cupboard units, electric hob, overhead extractor, plumbing for white goods, stainless steel sink and drainer, built in oven, double glazed window to the rear aspect, double glazed door leading to garden.

### **Bedroom One**

12' 2" x 9' 1" ( 3.71m x 2.77m )

Double glazed window to the front aspect, built in storage, gas radiator, carpet throughout.

### **Bedroom Two**

16' 7" x 7' 11" ( 5.05m x 2.41m )

Carpet throughout, built in storage, two double glazed windows to the front and side aspect.

### **Bathroom**

Bath, w/c and sink basin units with storage underneath, shower cubicle, tiled walls, double glazed window to the side aspect.

### **Rear Garden**

Patio area, outside tap, stoned area leading to summer house with power, three connected water butts.

### **Garage**

Long, brick built garage with electrics, ideal workshop space, two windows, large roof light.





**Situated in the highly sought-after Bitterne Park area, this charming two-bedroom semi-detached bungalow offers comfortable living in a location renowned for its green open spaces and scenic riverside walks along the River Itchen, including the ever-popular Riverside Park.**

**The property features two well-proportioned bedrooms, both benefiting from built-in storage. To the rear of the home, you'll find a spacious living room and a well-appointed kitchen, both offering ample room for dining room furniture. Each of these rooms enjoys direct access to the rear garden, allowing for plenty of natural light. The bathroom is fitted with both a bath and a shower, catering to all preferences.**

**Externally, the bungalow boasts a generously sized rear garden complete with a summerhouse for additional leisure space. A further advantage is the garage, offering excellent potential for use as a workshop or additional storage. There is also parking at the front of the property for up to two cars.**



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## St. Helena Gardens, Southampton

- Semi-Detached Bungalow
- Two Bedrooms
- Garage & Driveway
- Rear Garden with Summerhouse
- Spacious Rooms

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£300,000**



Total floor area 80.7 m<sup>2</sup> (868 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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