



**Bronte Way, Southampton SO19 7JG**

**welcome to**

## **Bronte Way, Southampton**

\* THREE BEDROOM TERRACED FAMILY HOME \* CONTEMPORARY SHOWER ROOM \* SPACIOUS LIVING ROOM \* MODERN KITCHEN/DINER \* GENEROUS TIERED REAR GARDEN \* GARAGE EN BLOC \* ON-STREET PARKING \* CLOSE TO LOCAL AMENITIES, LOCAL SCHOOL AND GREAT TRANSPORT LINKS \* VIEWS OF RIVER ITCHEN \*

### **Front Garden**

Steps leading to entrance with patio area and flower bed border.

### **Entrance Porch**

Brick built, double glazed window to the front aspect, storage area, access into property.

### **Entrance Hall**

Access to all rooms, wood flooring, gas radiator.

### **Lounge**

14' 4" x 10' 3" ( 4.37m x 3.12m )  
Double glazed window to the front aspect, wood flooring, gas radiator, electric fire, access from hallway and opens onto;

### **Kitchen/Diner**

15' 5" x 9' 10" ( 4.70m x 3.00m )  
Wall and base cupboard units, electric oven, gas hob, overhead extractor, slim line dishwasher, integrated fridge/freezer, plumbing for white goods, double glazed window to the rear aspect, double glazed patio door leading to garden.

### **Landing**

Access to all rooms, carpet throughout.

### **Bedroom One**

11' 11" x 10' 5" ( 3.63m x 3.17m )  
Double glazed window to the rear aspect, carpeted, gas radiator, fitted wardrobes, access to loft room.

### **Bedroom Two**

12' 6" x 10' ( 3.81m x 3.05m )  
Double glazed window to the front aspect, gas radiator, carpeted, freestanding wardrobes.

### **Bedroom Three**

9' 8" x 8' ( 2.95m x 2.44m )  
Double glazed window to the front aspect, built in storage, gas radiator, carpeted.

### **Shower Room**

Walk-in shower, mirrored shower screen feature, double glazed window to the rear aspect, wash hand basin with storage underneath, low level w/c, heated towel rail, tiled walls, extractor.

### **Loft Space**

Loft room currently used for storage space and home office, two Velux windows, boarded, insulated, access from bedroom one.

### **Rear Garden**

Tiered rear garden with patio, decking and bark areas, flower beds and sheds.





**Fox & Sons are delighted to welcome to the market this three bedroom terraced family home, located in a desirable residential neighbourhood. With excellent transport links, local amenities and local primary school nearby, a viewing is highly recommended!**

**Step inside and discover a spacious living room, offering a warm and welcoming atmosphere. This flows seamlessly through to a stylish, well-presented modern kitchen/diner, creating a fantastic sociable space. Upstairs, the property continues to impress with three well-proportioned bedrooms and a contemporary family shower room, which has been finished to a high standard. A particular highlight of the home is the additional loft room, currently used as a home office and storage space.**

**To the rear, the property boasts a generous tiered garden. Additional benefits include a garage en bloc, on-street parking, and truly stunning views of the River Itchen from the first floor windows.**



***view this property online*** [fox-and-sons.co.uk/Property/BIT112950](https://fox-and-sons.co.uk/Property/BIT112950)



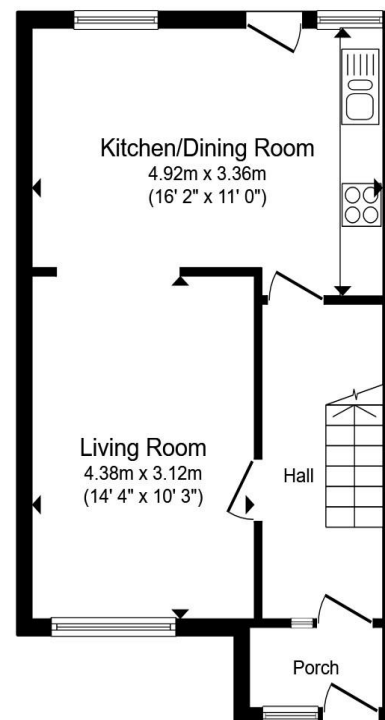
welcome to

## Bronte Way, Southampton

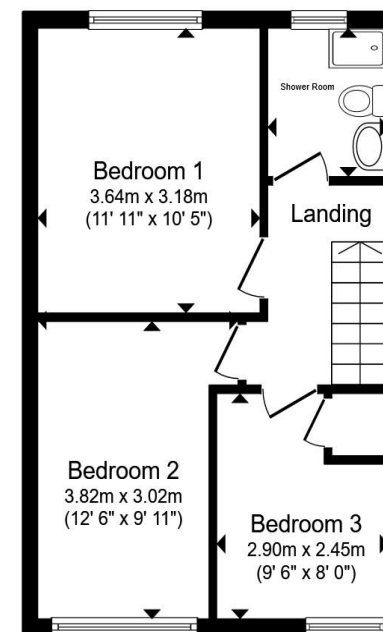
- Mid-Terrace House
- Three Bedrooms
- Downstairs Open Plan Layout
- Contemporary Shower Room
- Generous Tiered Rear Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers in excess of  
**£280,000**



Ground Floor



First Floor

Total floor area 76.3 m<sup>2</sup> (822 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)



view this property online [fox-and-sons.co.uk/Property/BIT112950](http://fox-and-sons.co.uk/Property/BIT112950)



Property Ref:  
BIT112950 - 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](mailto:Bitterne@fox-and-sons.co.uk)



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



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)