




Bitterne
023 8042 2600



**123 Quayside Road, Bitterne Manor,
Southampton, Hampshire, SO18 1DP**

Offers Over £270,000 Freehold

Welcome to Quayside Road! This three bedroom property is ideally situated close to the water and within a highly sought - after school catchment area, making it an excellent choice for families and professionals alike. The ground floor comprises of a kitchen/breakfast room, perfect for entertaining, a 16ft lounge/diner with doors leading into the conservatory and the convenient cloakroom completes the downstairs accommodation. Upstairs, there is a stylish Jack and Jill bathroom, thoughtfully designed for modern living and three well-proportioned bedrooms, the master with two windows to the rear overlooking the garden. Externally, the low-maintenance garden provides an ideal outdoor space to enjoy with minimal upkeep, while the property further benefits from off-road parking for multiple cars. Viewing is highly advised to appreciate the accommodation and desirable location of this home.

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Approach

Dropped kerb providing off road parking for multiple cars

Entrance Hall

Textured ceiling, doors to:

Cloakroom

Textured ceiling, double glazed obscured window to front, WC, wash hand basin.

Kitchen/Breakfast Room

12' 10" (3.91m) max x 16' 4" (4.98m) max:
Smooth ceiling, double glazed window to front, stairs rising to first floor, range of wall, base and drawer units with work surface over, sink and drainer inset, space for washing machine, dishwasher and American fridge/freezer, built in oven and induction hob with extractor fan over, underfloor heating, door to:

Lounge/Diner

11' 2" (3.40m) x 16' 4" (4.98m):
Textured ceiling, double glazed window to rear, double doors leading into conservatory, underfloor heating.

Conservatory

7' 8" (2.34m) x 9' 5" (2.87m):
Polycarbonate roof, double glazed windows to rear and side, double glazed french doors leading into garden.

Landing

Texture ceiling, two storage cupboards, over the stairs storage cupboard housing water tank, loft hatch, doors to:

Master Bedroom

11' 9" (3.58m) max x 16' 4" (4.98m) max:
Textured ceiling, double glazed windows to rear overlooking garden, electric radiator.

Bedroom Two

7' (2.13m) x 11' 2" (3.40m):
Texture and coved ceiling, double glazed window to front, electric radiator.

Bedroom Three

9' 4" (2.84m) x 11' 2" (3.40m):
Textured ceiling, double glazed window to front, electric radiator.

Bathroom

Smooth ceiling with inset spotlights, bathtub with centralised taps and mains fed shower over with additional rainfall shower head, WC and wash hand basin, tiled walls.

Garden

Fence enclosed garden, artificial lawn with patio seating area and decked area, side pedestrian access. Storage shed with power and light connected and insulated.

Services

Mains 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

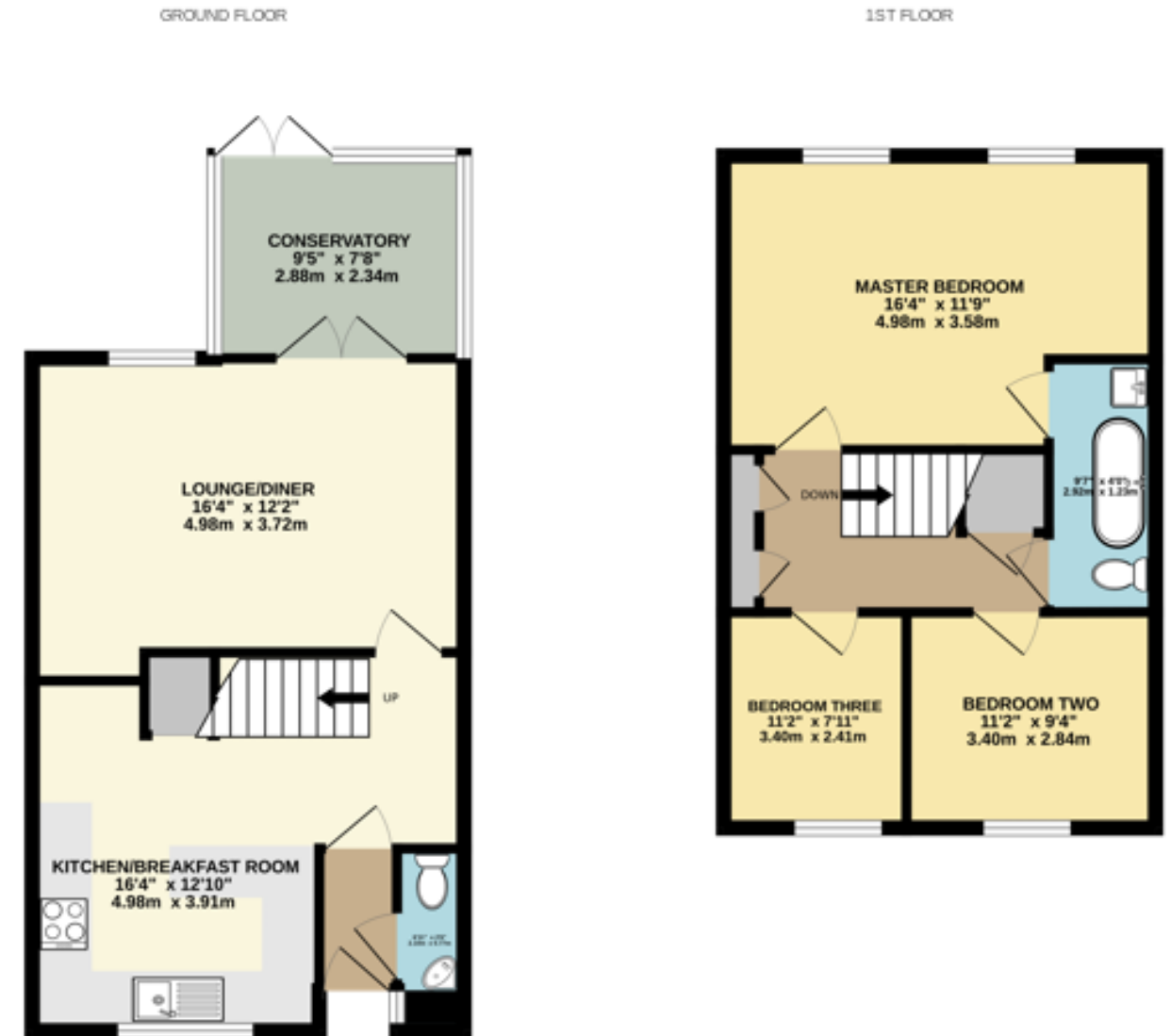
Buying On

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.

Property Reference

FP100/210526/CP/D1



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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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

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