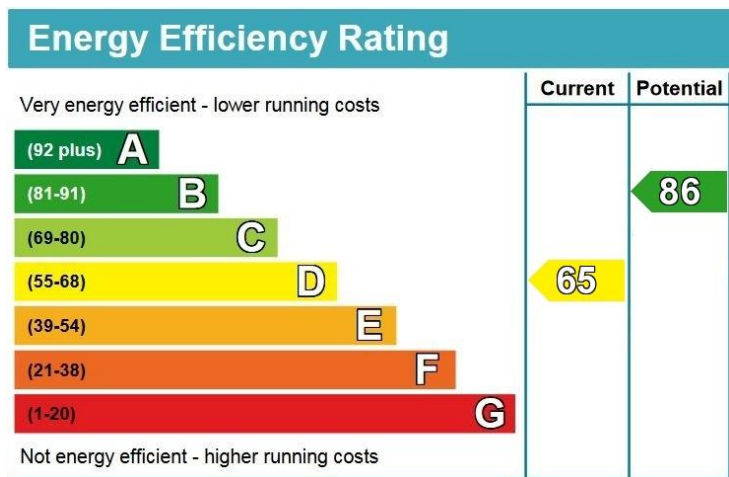




**Bitterne**  
**023 8042 2600**



# 19 Litchfield Crescent, Midanbury, Southampton, Hampshire, SO18 2BJ £325,000 Freehold

**Draft Details Awaiting Vendor Approval**

Welcome to Litchfield Road! This extended, detached bungalow is positioned in a quiet cul-de-sac within the Midanbury district. You are welcomed by a bright entrance hall with doors leading to the primary rooms. The lounge is at the front of the property, there are two DOUBLE bedrooms and an additional reception space that seamlessly flows from the kitchen. The property has currently been refreshed throughout and benefits from brand-new carpeting. To the front, there is a driveway providing off-road parking. The garden has been cleverly designed over tiers, maximising the plot to its full potential. There is a large patio seating area leading to the lawn. From the back of this bungalow, there are incredible views across Southampton. We are pleased to offer the bungalow with NO FORWARD CHAIN.

# 19 Litchfield Crescent, Midanbury, Southampton, Hampshire, SO18 2BJ

## £325,000 Freehold

**Approach:**  
Dropped kerb providing off road parking.

**Entrance Hall:**  
Hatch providing access to loft space, picture rail, radiator, doors to:

**Lounge**  
16' 8" (5.08m) max reducing to 15' (4.57m) x 10' 2" (3.10m)::  
Smooth and coved ceiling, UPVC double glazed window to front, built-in storage cupboard, radiator.

**Kitchen**  
7' 6" (2.29m) x 8' 7" (2.62m)::  
Smooth ceiling, UPVC double glazed window to rear overlooking garden with views across Southampton, wall, base and drawer units with work surface over, sink and drainer inset, space for appliances, wall-mounted boiler, tiled splashbacks, opening to:

**Dining Room**  
7' 7" (2.31m) x 8' 11" (2.72m)::  
Smooth and coved ceiling, UPVC double glazed window to front and French doors to rear opening onto garden.

**Master Bedroom**  
13' 3" (4.04m) x 10' 2" (3.10m)::  
Smooth and coved ceiling with picture rail, UPVC double glazed window to rear overlooking garden with views across Southampton, radiator.

**Bedroom Two**  
12' 2" (3.71m) into bay x 8' 7" (2.62m)::  
Smooth and coved ceiling, UPVC double glazed bay window to front, radiator.

**Bathroom :**  
Smooth ceiling, UPVC double glazed obscured window to side, WC, wash hand basin and panel enclosed bath with electric shower over, fully tiled walls, heated ladder towel rail.

**Garden:**  
Wall enclosed rear garden, patio seating terrace with steps to lawn, gated side access, shed, outside tap.

**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.

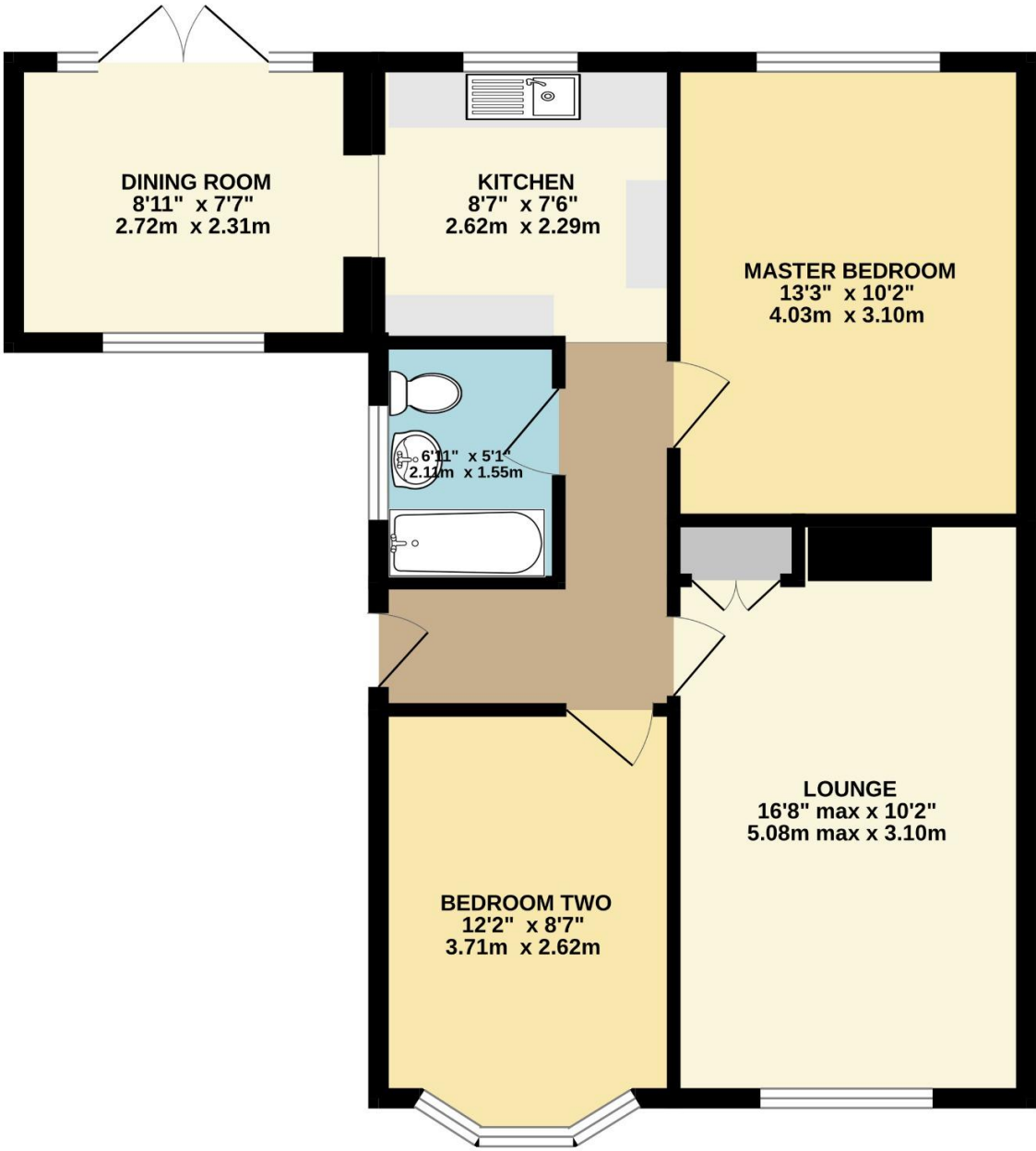
**Council Tax Band**  
Band C

**Sellers Position**  
No Forward Chain

**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**  
FP100/070826/SM/D1

GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.

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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|---------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Bitterne</b><br>249 Peartree Avenue<br>Bitterne<br>SO19 7RD<br>023 8042 2600 | <b>Shirley</b><br>391 Shirley Road<br>Shirley<br>SO15 3JD<br>023 8078 0787 | <b>Woolston</b><br>24 Portsmouth Road<br>Woolston<br>SO19 9AB<br>023 8039 3255 | <b>Auction Department</b><br>62 High Street<br>West End<br>SO30 3DT<br>023 8047 4274 | <b>Lettings &amp; Block Management</b><br>2-4 New Road<br>Southampton<br>SO14 0AA<br>023 8071 0402 | <b>Do you need an Energy Performance Certificate?</b><br>Field Palmer are able to offer EPC services across Hampshire and the south of England.<br><b>We can offer mortgage advice</b><br>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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