





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



## 4 Bath Road, Bitterne, Southampton, Hampshire, SO19 5EU

£350,000 Freehold

**Draft Details Awaiting Vendor Approval**

Welcome to Bath Road! This gorgeous 1930s style, substantial, semi-detached home is positioned in the heart of Bitterne. The current owner has occupied the property for nearly FORTY YEARS, and is now ready for a new owner to love it. You are welcomed by an impressive entrance hall with parquet flooring that flows through into the reception rooms. The lounge is at the front of the property and has a large curved bay window, flooding the room with natural light. The separate dining room has a door leading into the neat conservatory. The kitchen has recently been improved with high gloss cabinetry. This leads to the rear lobby, which provides access to the garden, a large larder cupboard and WC/utility. The first floor will continue to impress, with three very generous bedrooms and a family shower room. Outside, the rear garden is enclosed and enjoys an easterly aspect. There is a detached garage. To the front of the house, there is a block paved driveway providing off-road parking...

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**Approach:**  
Block paved driveway providing off-road parking for multiple vehicles.

**Entrance Hall:**  
Textured finish to ceiling, UPVC double glazed window to side. Cloak cupboard providing storage. Radiator. Stairs leading to first floor. Parque flooring. Doors to:

**Lounge**  
15' 4" (4.67m) max x 12' 5" (3.78m)::  
Coved and textured finish to ceiling, UPVC double glazed bay window to the front. Electric fire. Radiator. Parque flooring.

**Dining Room**  
12' 11" (3.94m) x 11' (3.35m)::  
Textured finish to ceiling, UPVC double glazed door to rear. Radiator. Parque flooring.

**Conservatory**  
6' 8" (2.03m) x 10' 10" (3.30m)::  
Polycarbonated roof, UPVC double glazed windows and door to rear.

**Kitchen**  
9' 5" (2.87m) x 8' 7" (2.62m)::  
Panelled ceiling, UPVC double glazed window to the side. Modern wall, base and drawer units with working surface over, stainless steel sink and drainer inset. Built in oven and hob. Space for fridge. Larder cupboard. Tiled splashbacks. Radiator. Door to:

**Rear Lobby:**  
Smooth finish to ceiling. Door to garden. Large storage larder with space for freezer. Doors to:

**Cloakroom/Utility:**  
Smooth finish to ceiling, UPVC double glazed obscured window to the side. Wall mounted Glow Worm combination boiler. Space for washing machine.

**Landing:**  
Textured finish to ceiling, UPVC double glazed window to the side. Hatch providing access to the loft space. Doors to:

**Master Bedroom**  
15' 1" (4.60m) max x 12' 6" (3.81m)::  
Textured finish to ceiling, UPVC double glazed bay window to the front. Two built-in double wardrobes. Radiator.

**Bedroom Two**  
12' 11" (3.94m) x 9' 11" (3.02m)::  
Coved and textured finish to ceiling, UPVC double glazed window to the rear, overlooking the garden. Built in storage. Radiator.

**Bedroom Three**  
9' 9" (2.97m) x 7' 2" (2.18m)::  
Smooth and coved finish to ceiling, UPVC double glazed window to the front. Radiator.

**Shower Room:**  
Smooth ceiling, UPVC double glazed obscured glass window to the rear. Three piece suite: WC, wash hand basin and corner shower cubicle with mains fed shower over. Fully tiled walls. Heated ladder towel rail.

**Garden:**  
Fence enclosed rear garden enjoying a good degree of privacy and an easterly aspect. Side access. Patio seating area leading to lawn.

**Garage:**  
Detached garage with up and over door to front.

**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 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.



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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