



**Woodmill Lane, Southampton SO18 2PA**

**welcome to**

## **Woodmill Lane, Southampton**

\* TWO BEDROOM DETACHED BUNGALOW \* MODERN KITCHEN/DINER \* CONSERVATORY \* DRIVEWAY \* GENEROUS REAR GARDEN \* CLOSE TO LOCAL AMENITIES \* GREAT LOCATION \*

### **Front**

Paved driveway with side access, access to property.

### **Entrance Hall**

Wooden floor, access to all rooms, gas radiator.

### **Lounge**

15' 7" x 10' 1" ( 4.75m x 3.07m )

Gas radiator, carpeted, leading to;

### **Conservatory**

Double glazed windows to the side aspect, patio doors leading to garden.

### **Kitchen/Diner**

17' 5" x 17' 2" ( 5.31m x 5.23m )

Wall and base cupboard units, double integrated oven, integrated microwave, gas hob, overhead extractor, sink and drainer, integrated appliances, double glazed window to the side aspect, open plan leading to conservatory.

### **Bedroom One**

14' 8" x 9' 6" ( 4.47m x 2.90m )

Double glazed bay window to the front aspect, gas radiator, built in wardrobe, wooden floor.

### **Bedroom Two**

11' 7" x 9' 6" ( 3.53m x 2.90m )

Double glazed bay window to the front aspect, gas radiator, carpeted.

### **Shower Room**

Walk-in shower, low level w/c, wash hand basin unit, double glazed window to the side aspect.

### **Rear Garden**

Generous rear garden with patio area for seating and laid to lawn.





**Fox & Sons are delighted to welcome to the market this well-presented two-bedroom detached bungalow situated in the highly sought-after area of Bitterne Park.**

**Set in a fantastic location close to a range of local amenities, transport links, and well-regarded schools, this charming bungalow offers comfortable and versatile accommodation throughout.**

**The property features a welcoming lounge and a spacious modern kitchen/diner. which flows through to a bright conservatory overlooking the garden. There is a contemporary shower room and two generously sized bedrooms, both offering comfortable living space.**

**Externally, the home benefits from a generous rear garden, providing an excellent outdoor space to relax or entertain. To the front, there is a private driveway offering off-road parking for two vehicles.**



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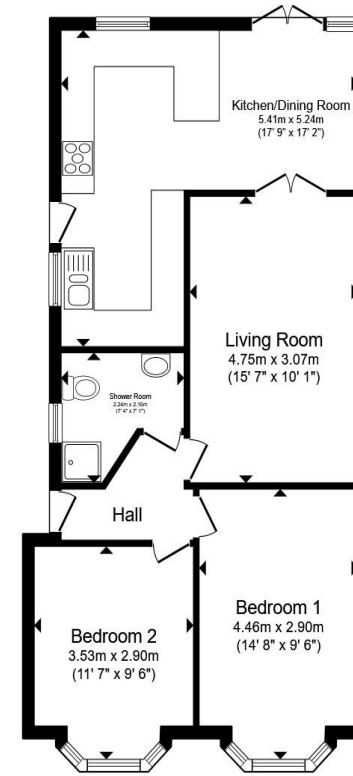
welcome to

## Woodmill Lane, Southampton

- Detached Bungalow
- Two Bedrooms
- Modern Kitchen/Diner
- Conservatory
- Driveway

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

offers over  
**£300,000**



Total floor area 65.5 m<sup>2</sup> (705 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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Property Ref:  
BIT113161 - 0004

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