



32 Redcote Close, Bitterne Village, Southampton, SO18 5SU

Offers Over £280,000

WHITE & GUARD

## INTRODUCTION

Situated in the highly sought-after location of Bitterne Village, this well-presented three-bedroom mid-terrace home would make an ideal purchase for first-time buyers or those looking to move up the property ladder. The accommodation comprises an entrance hall, modern fitted kitchen, spacious open-plan lounge/diner, and conservatory on the ground floor. Upstairs, the property offers three bedrooms and a fitted family bathroom. Further benefits include off-road parking to the front and an enclosed, low-maintenance rear garden.

## LOCATION

Bitterne Village has a thriving centre that offers a broad range of shops and general amenities along with its own infant, junior and senior schools and train station. Southampton's city centre with its broad range of shops including WestQuay shopping centre, its bars, restaurants, cinemas, amenities and mainline railway station is within easy reach. Southampton Airport is around twenty minutes away and all main motorway access routes are also close by, including M27 links east and west bound via M3 to M25 and via A3 to London.

- Tenure - Freehold
- Southampton City Council - Band B
- EPC - Grade C





## INSIDE

Accessed via a composite front door, the entrance hall features laminate flooring, a radiator to one wall, stairs rising to the first floor, and access to the principal rooms.

The modern kitchen benefits from a double glazed window to the front aspect, laminate flooring, and a range of wall and base units with roll-top work surfaces and a stainless steel sink. Integrated appliances include an oven, hob with extractor over, and dishwasher, with additional space for a fridge freezer and washing machine.

The open-plan lounge/diner enjoys laminate flooring, two radiators, a double glazed window, and patio doors opening into the conservatory, creating a bright and versatile living space.

The conservatory features double glazed windows to the side and rear aspects, tiled flooring, a radiator, and patio doors leading directly out to the rear garden.

The first-floor landing has carpeted flooring, a built-in storage cupboard, loft access, and doors to all bedrooms and the family bathroom.

Bedroom one overlooks the rear garden and benefits from carpeted flooring and a radiator.

Bedroom two has a double glazed window to the front aspect, carpeted flooring, and a radiator.

Bedroom three also overlooks the rear garden and includes carpeted flooring and a radiator.

The family bathroom comprises two obscure double glazed windows to the front, vinyl flooring, a heated towel rail, panel enclosed bath with shower over, WC, and wash hand basin.

## OUTSIDE

To the front of the property, a hardstanding driveway provides off-road parking, with an additional shingle area offering further parking space if required.

The rear garden has been designed for low maintenance and features artificial lawn laid over decking. Steps lead down to a further area at the rear of the garden, ideal for a storage shed. Rear access is provided via a wooden gate.



## SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Full Fibre Broadband is available with download speeds of up to 1600 Mbps and upload speeds of up to 115 Mbps. Information has been provided by the Openreach website.

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## ANTI-MONEY LAUNDERING REGULATIONS

**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

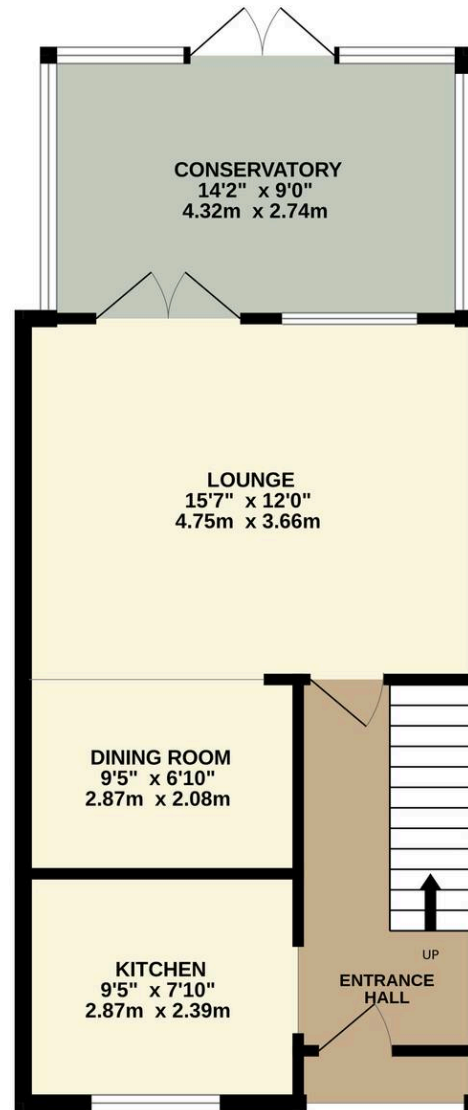
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These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

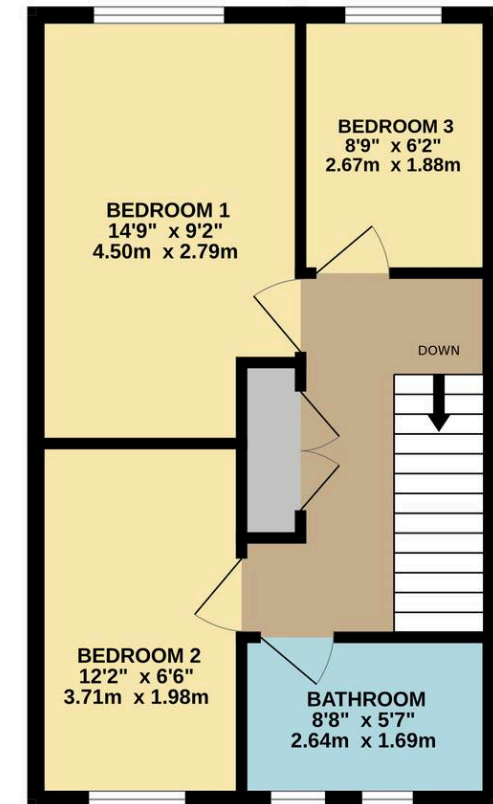
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GROUND FLOOR



1ST FLOOR



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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