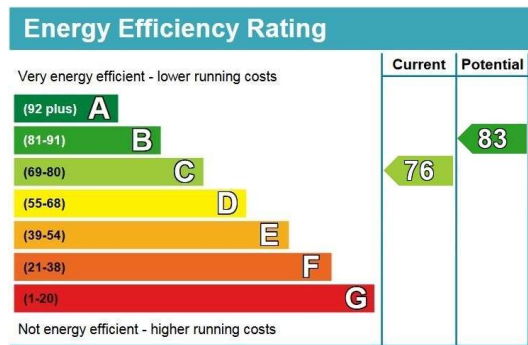




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



ESTABLISHED 1900

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42 Newitt Place, Bassett, Southampton, Hampshire, SO16 7FA

4 bedrooms £490,000 Freehold

DESCRIPTION

Offered with no forward chain is this spacious and well-presented modern townhouse offering versatile accommodation arranged over multiple floors, with generously proportioned rooms, a private rear garden and off-road parking. Situated in the popular area of Bassett. The property comprises: entrance hall, downstairs cloakroom, fitted kitchen with a range of white wall and base units, ample worktop space and integrated cooking facilities, space for dining area and separate utility area. On the first floor are two bedrooms, bathroom and Living room with Juliette balcony. On the second floor are two spacious bedrooms both with en-suite bathrooms and built in wardrobes. To the front of the property is off road parking and access to the integral garage. To the rear is the enclosed westerly facing garden with patio area and mature plants. Fully double glazed and gas central heating.

LOCATION

Located on the west side of Bassett Avenue, Newitt Place is well positioned to take advantage of access onto the M3 and M27 motorway connections. Shopping facilities are located within Southampton city centre as are mainline rail links to the city. Southampton's Parkway railway station alongside Southampton Airport are a short distance to the east. Local bus services run frequently from The Avenue into the city centre and also north heading towards Winchester

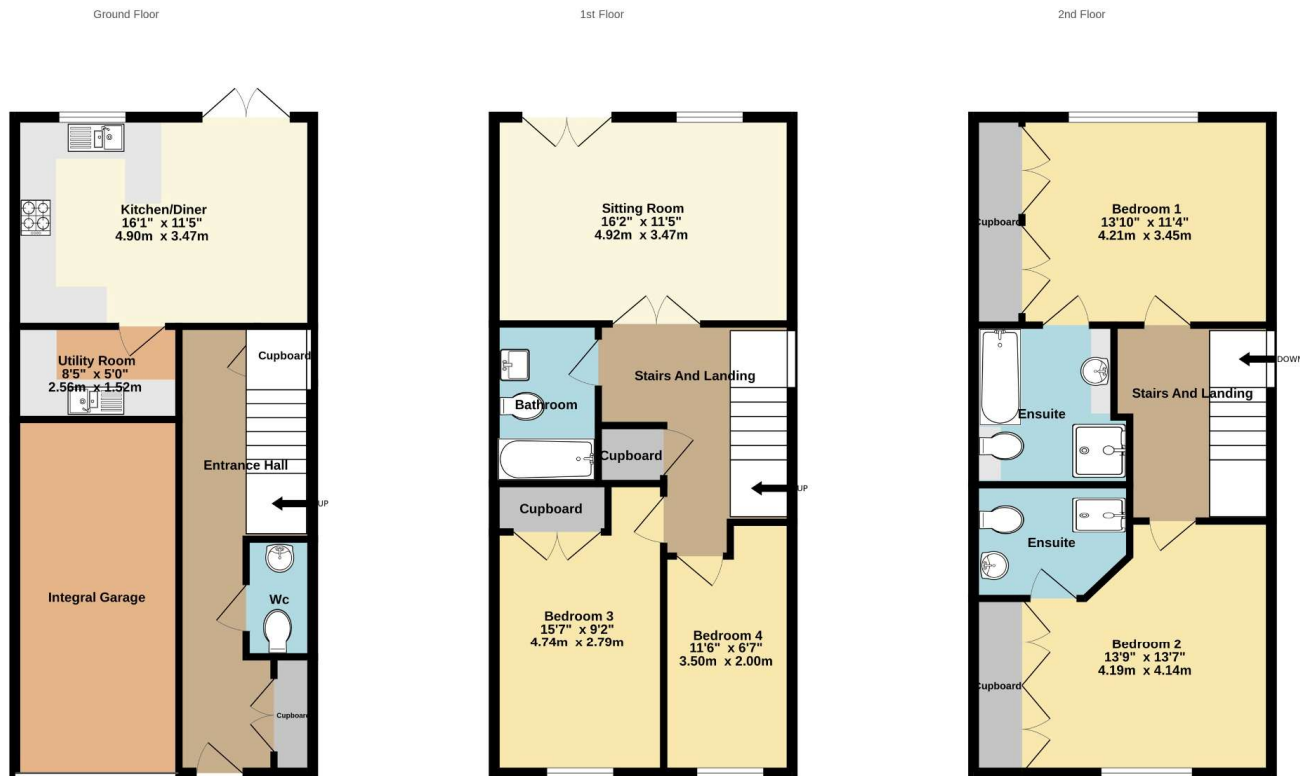
Offices: Bishops Waltham – Clanfield – Denmead – Fareham – Havant – Hythe
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Pearsons Estate Agents 58-60 London Road, Southampton, SO15 2AH



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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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ENTRANCE HALL:

Smooth ceiling. Two radiators. Tiled flooring. Cloaks cupboard. Stairs to first floor. Under stairs storage cupboard. Doors to all rooms.

CLOAKROOM:

Smooth ceiling. Extractor. Wash basin and low level flush w.c. Radiator. Tiled flooring.

KITCHEN/DINING ROOM:

Double glazed window to rear aspect. Double glazed French doors opening onto rear garden. Smooth ceiling with recessed lighting. Single drainer one and a half bowl sink unit with mixer tap and cupboard under. A range of matching eye level and base mounted units with roll top work surface over. Built-in double oven with fitted four ring gas hob and extractor over. Integrated dishwasher and fridge/freezer. Radiator. Tiled flooring. Door to:-

UTILITY ROOM:

Smooth ceiling. Extractor. Single drainer sink unit with mixer tap and cupboard under. A range of matching base mounted units with roll top work surface over. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Tiled flooring.

FIRST FLOOR LANDING:

Smooth ceiling. Stairs to second floor. Radiator. Airing cupboard housing hot water tank. Doors to all rooms.

SITTING ROOM:

Double glazed window and double glazed French doors with Juliet balcony to rear aspect. Coving to smooth ceiling. Two radiators. Carpeted flooring.

SHOWER ROOM:

Smooth ceiling. Extractor. Wash basin with mixer tap, low level flush w.c. and tiled double shower cubicle. Heated towel rail. Part tiled walls. Tiled flooring.

BEDROOM THREE:

Double glazed window to front aspect. Coving to smooth ceiling. Radiator. Built-in wardrobe. Carpeted flooring.

BEDROOM FOUR:

Double glazed window to front aspect. Coving to smooth ceiling. Radiator. Carpeted flooring.

SECOND FLOOR LANDING:

Smooth ceiling. Loft hatch. Radiator. Doors to all rooms.

BEDROOM ONE:

Two double glazed windows to rear aspect. Smooth ceiling. Radiator. Carpeted flooring. Two built-in wardrobes. Door to:-

EN-SUITE BATHROOM:

Smooth ceiling with recessed lighting. Extractor. Panel enclosed bath with mixer tap and shower attachment, low level flush w.c., wash basin with mixer tap and tiled shower cubicle. Radiator. Part tiled walls. Tiled flooring.

BEDROOM TWO:

Double glazed window to front aspect. Smooth ceiling. Radiator. Carpeted flooring. Two built-in wardrobes. Door to:-

EN-SUITE SHOWER ROOM:

Smooth ceiling with recessed lighting. Extractor. Tiled shower cubicle, low level flush w.c. and wash basin with mixer tap. Radiator. Part tiled walls. Tiled flooring.

OUTSIDE:

The front garden has off road parking for two vehicles. Path to main entrance door. Access to **INTEGRAL GARAGE** with up and over door, power and light.

The rear garden has the benefit of a westerly aspect with paved patio seating area. Outside tap. External power points. Established flower and shrub borders. Gated pedestrian access to the rear.

COUNCIL TAX

Southampton City Council

BAND: F

CHARGE: £3,439.91

YEAR: 2026/2027

REFERENCE

S8978/BP/190826/D2

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 Pearsons.

VIEWING

Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

DIRECTIONS

From our Offices in London Road proceed in a northerly direction along The Avenue. Upon reaching the Winchester Road roundabout proceed directly over into the continuation of Bassett Avenue. Newitt Place can be found on the left hand side.