



**fieldpalmer**  
ESTATE AGENTS

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



## 57 Summit Way, Southampton, Hampshire, SO18 4ST

Offers Over £225,000 Freehold

**Draft Details Awaiting Vendor Approval**

Welcome to Summit Way! This three-bedroom terraced house is the perfect blank canvas to make your own! Requiring modernisation, this spacious family home is located with school catchment to Bitterne Park schools and is **SOLD WITH NO FORWARD CHAIN!** The accommodation consists of an UPVC entrance porch leading into the main hallway. Sporting the full length of the right-hand aspect is an EIGHT-TEEN-FOOT lounge with sliding doors leading into the conservatory. There is a separate-fitted kitchen hosting plenty of room for a sociable dining area. Completing the ground floor is an internal store room which has the potential to be converted into a utility room, w/c or study space. Upstairs continues to impress with three spacious bedrooms, all with **FITTED STORAGE!** Main family bathroom and separate w/c with the option to take into one room.

The property is heated by storage heaters and there is a gas supply giving the option for gas central heating.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		<b>84</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>46</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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## Offers Over £225,000 Freehold

Welcome to Summit Way! This three-bedroom terraced house is the perfect blank canvas to make your own! Requiring modernisation, this spacious family home is located with school catchment to Bitterne Park schools and is SOLD WITH NO FORWARD CHAIN! The accommodation consists of an UPVC entrance porch leading into the main hallway. Sporting the full length of the right-hand aspect is an EIGHT-TEEN-FOOT lounge with sliding doors leading into the conservatory. There is a separate fitted kitchen hosting plenty of room for a sociable dining area. Completing the ground floor is an internal store room which has the potential to be converted into a utility room, w/c or study space. Upstairs continues to impress with three spacious bedrooms, all with FITTED STORAGE! Main family bathroom and separate w/c with the option to take into one room. The garden is an enclosed low-maintenance space ready for you to make your mark!

The property is heated by storage heaters and there is a gas supply giving the option for gas central heating.

Further benefits include UPVC double-glazed windows and front lawn.

### Approach

#### Entrance Hall:

Textured and coved ceiling, UPVC double glazed entrance porch to entrance hall, staircase rising to first floor, storage cupboard, electric radiator, doors to:

#### Lounge/Diner

18' 5" (5.61m) x 10' 5" (3.17m)::  
Textured ceiling, UPVC double glazed window to rear, gas fire, double glazed sliding door opening into:

#### Conservatory

9' 8" (2.95m) x 8' 4" (2.54m)::  
Polycarbonate roof, ceiling fan, UPVC double glazed windows to side and rear, electric radiator.

#### Kitchen

9' 1" (2.77m) x 14' 7" (4.44m)::  
Textured ceiling, UPVC double glazed windows and door to rear, a range of wall, base and drawer units with work surface over, stainless steel sink and drainer, integrated oven, tiled splashbacks, larder cupboard.

#### Store

6' 3" (1.91m) x 7' 2" (2.18m)::  
Power and light connected, door to front.

#### Landing

#### Bedroom One

12' 5" (3.78m) x 10' 2" (3.10m)::  
Smooth ceiling, UPVC double glazed window to front, fitted wardrobe.

#### Bedroom Two

9' 11" (3.02m) x 10' 8" (3.25m)::  
Textured ceiling, UPVC double glazed window to front, fitted wardrobe.

#### Bedroom Three

8' 3" (2.51m) x 7' 4" (2.24m)::  
Textured ceiling, UPVC double glazed window to rear, storage cupboard.

#### Bathroom:

Textured ceiling, UPVC double glazed obscured window to rear, steel bath, wash hand basin, tiling to principal areas.

#### WC:

Textured ceiling, WC.

#### 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

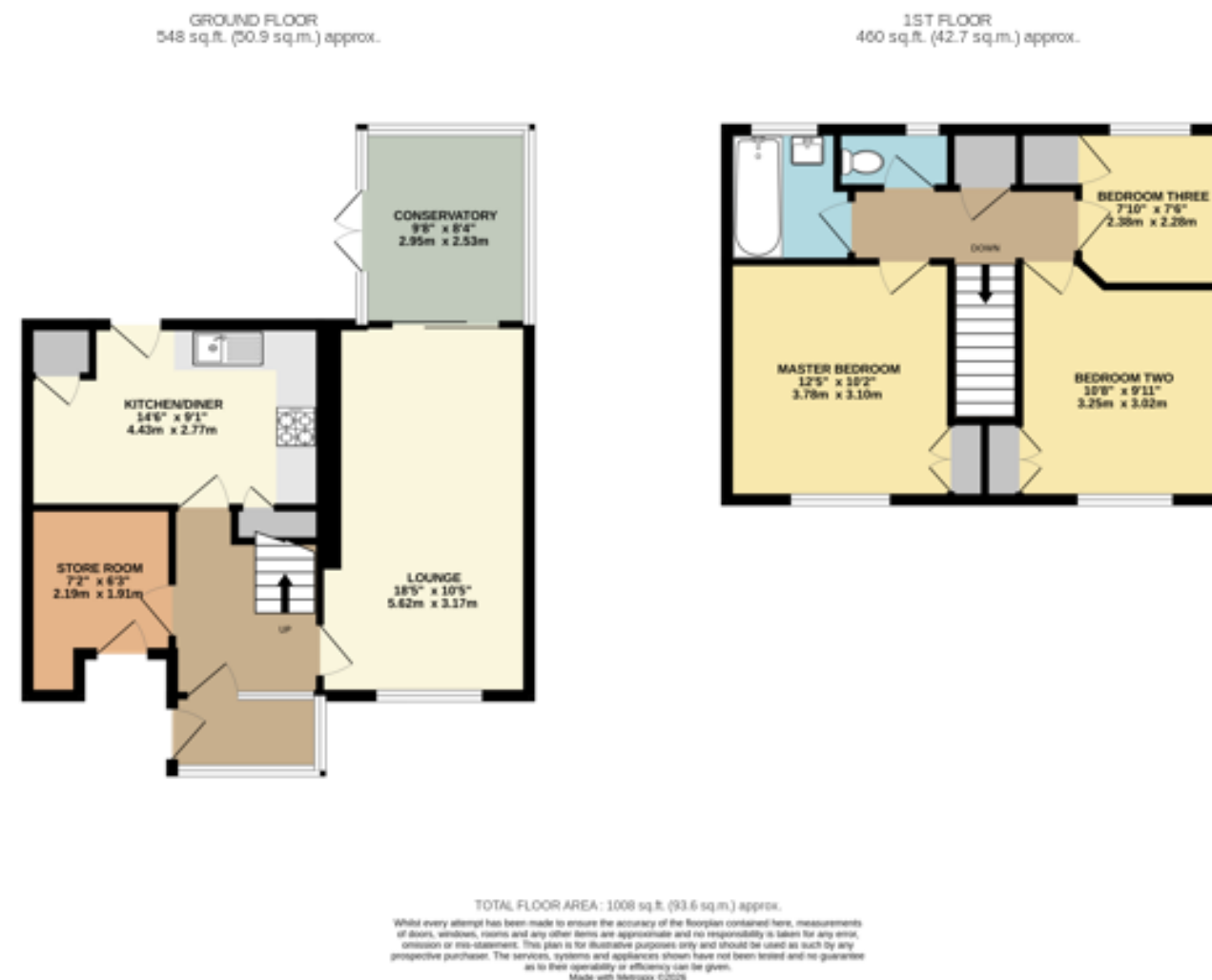
Band B

#### 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.



### Bitterne

249 Peartree Avenue  
Bitterne  
SO19 7RD

023 8042 2600

### Shirley

391 Shirley Road  
Shirley  
SO15 3JD

023 8078 0787

### Woolston

24 Portsmouth Road  
Woolston  
SO19 9AB

023 8039 3255

### Auction Department

62 High Street  
West End  
SO30 3DT

023 8047 4274

### Lettings & Block Management

2-4 New Road  
Southampton  
SO14 0AA

023 8071 0402

### Do you need an Energy Performance Certificate?

Field Palmer are able to offer EPC services across Hampshire and the south of England.

### We can offer mortgage advice

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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