



fieldpalmer
ESTATE AGENTS

Bitterne
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83 Vanguard Road, Townhill Park, Southampton, Hampshire, SO18 2EN

Offers Over £260,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Vanguard Road! This home has been perfectly refurbished by the current owner, and the workmanship is second to none! The house has been finished with high quality oak throughout, and the layout is sociable and appealing. You are welcomed by a good-sized kitchen/breakfast room with underfloor heating and plenty of cabinets. The conservatory offers a handy space for the utilities and houses the boiler (circa eight years old). There is a bright lounge/diner with oak flooring and benefiting from a dual aspect. Upstairs, there are two bedrooms and a STUNNING bathroom. The bathroom also boasts underfloor heating and ample storage. The rear garden is finished with artificial lawn, perfect for a buyer with a busy lifestyle. To the front, there is a driveway providing off-road parking and an impressive lawned front garden - this could be converted to further parking should it be required! Viewing is highly recommended!



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Approach:

Driveway providing off road parking with pathway to side leading to front door, lawned area providing potential for further parking.

Entrance:

Smooth ceiling, UPVC double glazed obscured window to front, vertical column radiator, stairs rising to first floor.

Kitchen/Breakfast Room

12' 7" (3.84m) max x 12' (3.66m) reducing to 8'5" (2.57m):: Smooth ceiling with spotlights inset, UPVC double glazed window to rear, range of wall, base and drawer units with work surface over including breakfast bar, integrated gas hob with extractor over, built-in oven, sink and drainer inset, integrated dishwasher, space for fridge/freezer, tiled splashbacks, tiled flooring with underfloor heating.

Lounge

16' 7" (5.05m) x 10' 4" (3.15m):: Smooth ceiling with spotlights inset, UPVC double glazed windows to front and rear, radiator.

Conservatory

5' 5" (1.65m) x 7' 9" (2.36m):: Polycarbonate roof, UPVC double glazed windows to sides, UPVC double glazed sliding doors to rear opening onto garden, wall-mounted boiler, storage cupboards with work surface over, space and plumbing for washing machine.

Landing:

Smooth ceiling with spotlights inset, UPVC double glazed window to rear, built-in cupboard, doors to:

Master Bedroom

16' 7" (5.05m) x 10' 6" (3.20m):: Smooth ceiling with spotlights inset, UPVC double glazed windows to front and rear, radiator.

Bedroom Two

11' 9" (3.58m) x 8' 8" (2.64m):: Smooth ceiling, UPVC double glazed windows to front, radiator.

Bathroom :

Smooth ceiling with spotlights inset, UPVC double glazed obscured window to rear, three-piece suite comprising: panel enclosed bath with mains fed shower over, WC, wash hand basin, built-in storage cupboards, fully tiled walls and floor with under floor heating, heated ladder towel rail.

Garden:

Wall and fence enclosed rear garden, patio seating area, artificial lawned tiers, outside tap, shed.

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

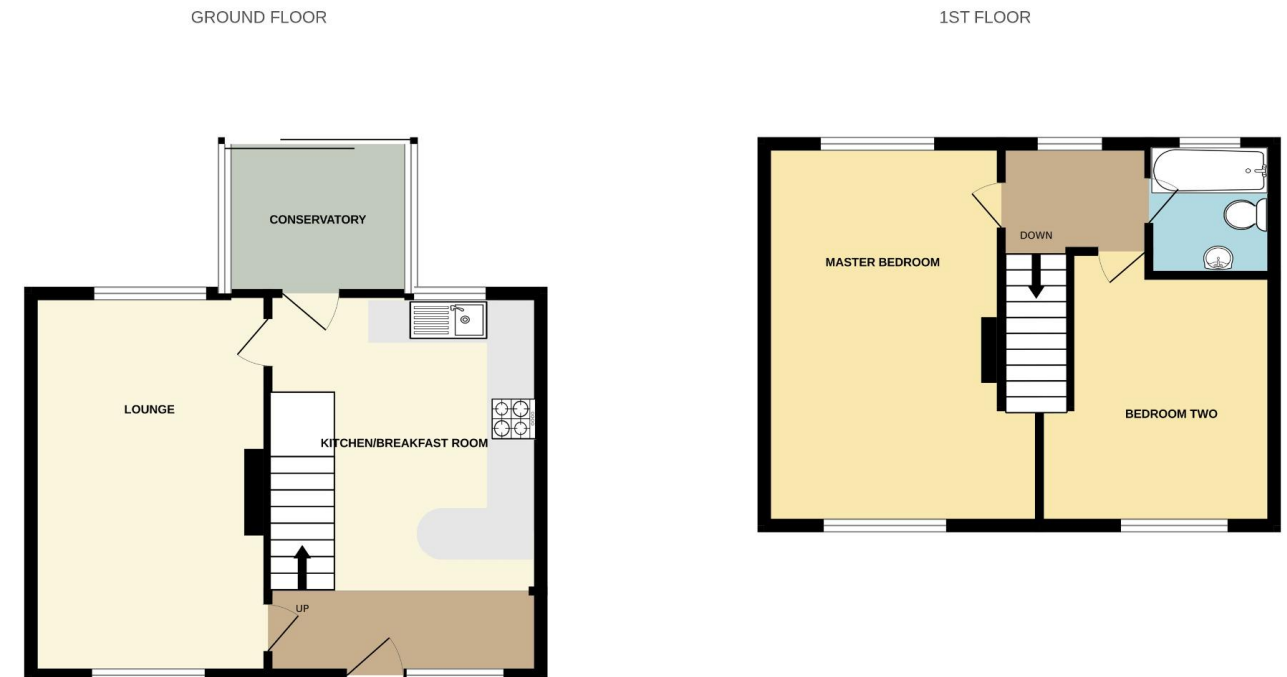
Band B

Sellers Position

Buying On

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. Made with Metropix ©2025

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SO19 9AB

023 8039 3255

Auction Department

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West End
SO30 3DT

023 8047 4274

Lettings & Block Management

2-4 New Road
Southampton
SO14 0AA

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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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