





Bitterne Road West, Southampton SO18 1BQ

fox & sons

welcome to

Bitterne Road West, Southampton

* MODERN FLAT * TWO DOUBLE BEDROOMS * PRESENTED NICELY THROUGHOUT * LANDSCAPED REAR GARDEN * OFF-ROAD PARKING TO THE FRONT *

Front Garden
Stoned driveway with parking for two cars.

Entrance Porch
Communal entrance leading to property.

Lounge
15' 11" x 13' 9" (4.85m x 4.19m)
Laminate flooring throughout, double glazed bay window to the front aspect, original fireplace feature, gas radiator, open arch leading to;

Kitchen
7' 4" x 6' 11" (2.24m x 2.11m)
Wall and base cupboard units, electric oven, gas hob, washer/dryer, fridge/freezer, stainless steel sink and drainer, double glazed window to the front aspect.

Landing
Access to all rooms, carpet throughout, storage cupboard, gas radiator.

Bedroom One
10' 7" x 11' 8" (3.23m x 3.56m)
Laminate flooring throughout, double glazed window to the rear aspect, gas radiator.

Bedroom Two
10' 4" x 9' 3" (3.15m x 2.82m)
Laminate flooring throughout, gas radiator, double glazed window to the rear aspect.

Bathroom
Bath with overhead shower, wash hand basin, low level w/c, double glazed window to the side aspect, extractor, laminate flooring.

Rear Garden
Patio area, recently landscaped, side access.









Fox & Sons are delighted to welcome to the market this charming two bedroom flat, located on the upper floor. The flat has been recently refurbished throughout, boasting modern fixtures and fittings throughout.

Step inside and discover a spacious kitchen/living area, with an original fireplace feature and bay window, filling the room with plenty of natural light. There are two well-appointed bedrooms and a modern bathroom.

Located in the heart of Bitterne, this flat is within close proximity to local amenities and has good transport links.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

view this property online fox-and-sons.co.uk/Property/BIT113401

welcome to

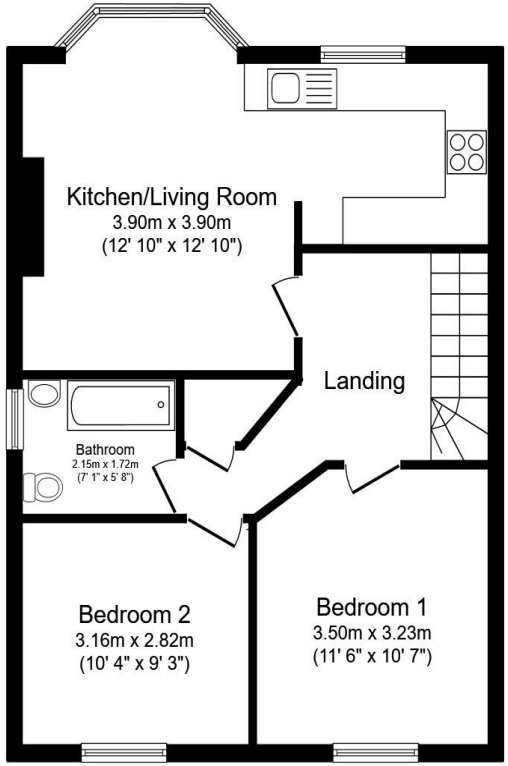
Bitterne Road West, Southampton

- Modern Flat
- Two Double Bedrooms
- Landscaped Rear Garden
- Parking to the Front
- Presented Nicely Throughout

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent
This is a Leasehold property with details as follows; Term of Lease 999 years from 22 May 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£190,000



Total floor area 57.3 m² (616 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

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The Property Ombudsman

Property Ref:
BIT113401 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.