



48 Gorselands Road, Bitterne, Southampton, SO18 5QF

Offers in Excess of £300,000

WHITE & GUARD

INTRODUCTION

Nestled in the desirable West End Park, this well-presented three-bedroom semi-detached home offers stylish and spacious living in one of the area's most sought-after neighbourhoods. Thoughtfully updated and immaculately maintained, the property is perfect for families and professionals alike seeking comfort. The accommodation comprises of a porch, a lounge and a kitchen/diner on the ground floor. The first floor benefits from three well-proportioned bedrooms and a family bathroom. Additional benefits include a driveway, a landscaped rear garden and a new boiler, which was fitted 1 and half years ago and has a 10 year warranty on it.

LOCATION

Bitterne 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.

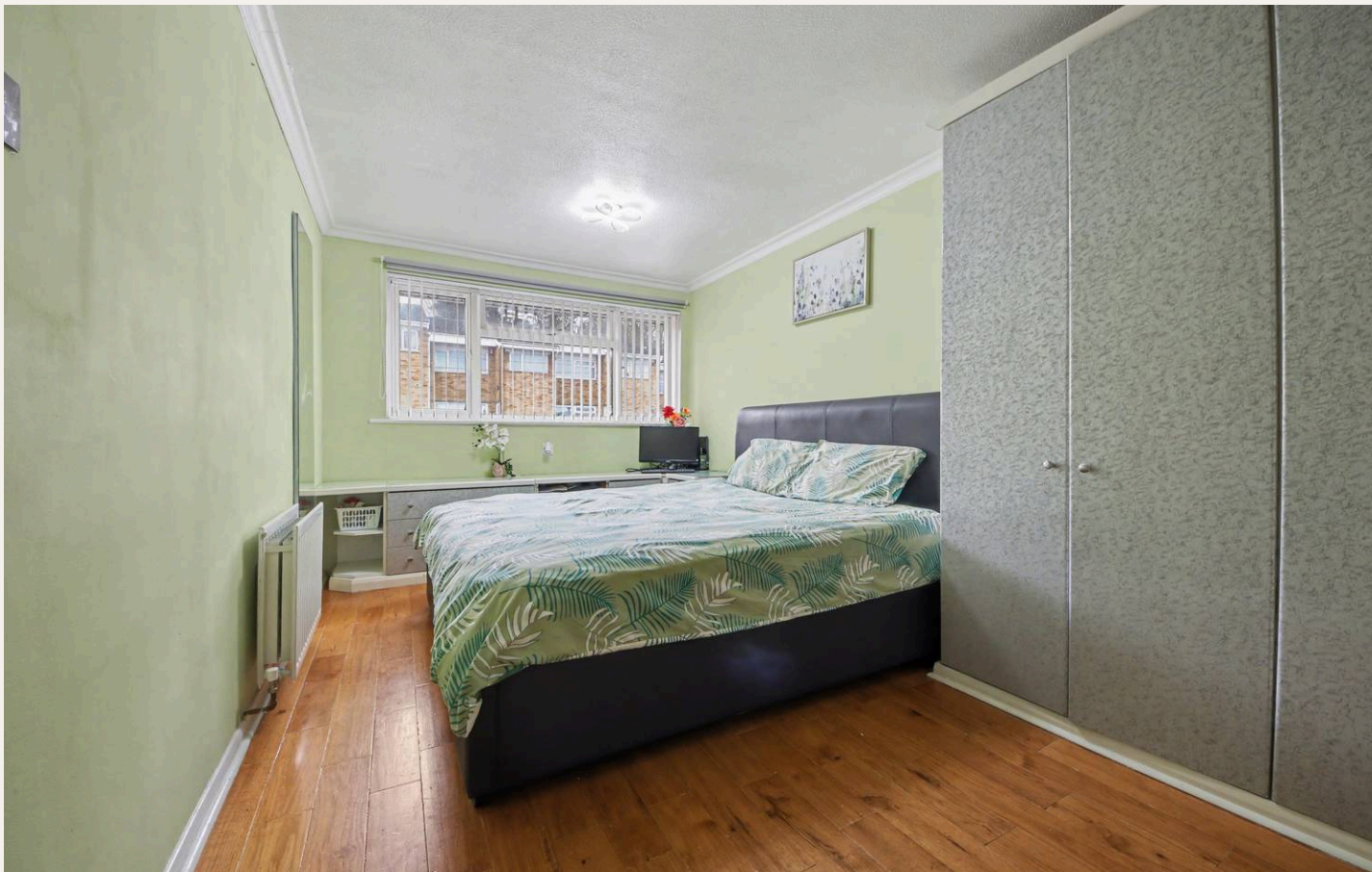
OUTSIDE

To the front of the property, there is a block-paved driveway providing off-road parking for two vehicles, with attractive flower borders and a pathway with steps leading to the front door.

The rear garden is a standout feature of the home, thoughtfully arranged to include a lawned area, a secluded patio seating area, and a raised balcony decking space ideal for outdoor entertaining. There are double gates to the side offering convenient access, a large shed, and raised flower beds with established borders. The garden is fully enclosed by fencing and walling, providing both privacy and security.

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





INSIDE

The entrance hall is accessed via the porch, which features a double-glazed door to the front aspect, tiled flooring, useful storage cupboards, a glazed door leading to the lounge, and access to the cloakroom.

The cloakroom benefits from a double-glazed window to the side aspect, tiled flooring, a WC, and a wash hand basin.

The lounge offers a double-glazed window to the front aspect, engineered wood flooring, a gas fire, under-stairs storage, and a radiator to one wall.

The kitchen/diner enjoys a double-glazed window to the rear aspect and double-glazed patio doors leading out to the garden. The room is laid to tiled flooring with tiled splashbacks and under-counter lighting. Fitted with a range of wall and base units with work surfaces over, the kitchen includes a double oven, gas hob with glass splashback and extractor hood above, sink/drainer, and integrated washing machine, fridge/freezer, and dishwasher.

To the first floor, the landing features carpeted stairs leading up to engineered wood flooring, along with access to the loft.

The master bedroom has a double-glazed window to the front aspect, engineered wood flooring, a built-in cupboard, triple wardrobes, and a radiator to one wall.

The second bedroom includes a double-glazed window to the rear aspect, engineered wood flooring, a storage cupboard, and a radiator to one wall.

The third bedroom benefits from a double-glazed window to the front aspect, engineered wood flooring, a cupboard over the stairs, and a radiator to one wall.

The family bathroom comprises a double-glazed window to the rear aspect, tiled flooring, part-tiled walls, a bath with shower over, wash hand basin with storage beneath, WC, and a heated towel rail.



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.

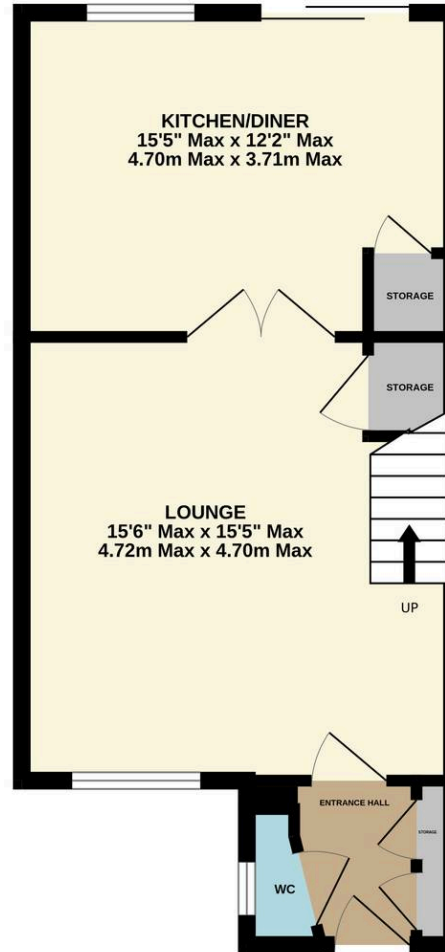
DISCLAIMER

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.

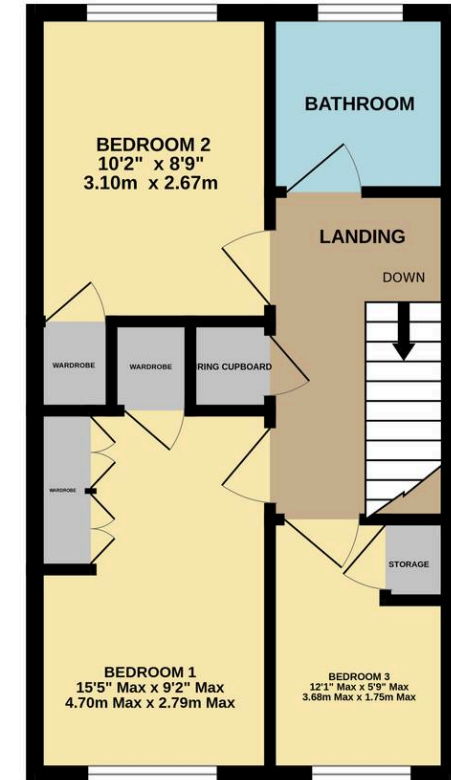
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GROUND FLOOR



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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