



Castle Road, Southampton SO18 1QP

welcome to

Castle Road, Southampton

VIEWING HIGHLY RECOMMENDED!

Don't miss out on this fantastic family home featuring three bedrooms, two reception rooms, a modern kitchen with separate utility room, downstairs w/c, generous rear garden and a driveway to the front. A viewing is highly recommended to appreciate this charming home!

Entrance Porch

Double glazed windows to the side and front aspect, lights, tiled flooring, door to;

Entrance Hall

Double glazed door to the front aspect, under stairs storage with coat and shoe racks, wood flooring, stairs to first floor landing.

Cloakroom

Double glazed window to the side aspect, w/c, wash hand basin, tiled flooring.

Lounge

13' 3" x 10' 9" max (4.04m x 3.28m max)
Double glazed patio doors to the rear aspect, open fireplace, TV point, wood flooring, wall and ceiling lights, radiator.

Dining Room

11' 8" max x 11' 4" max (3.56m max x 3.45m max)
Double glazed bay window to the front aspect with wooden shutters, radiator, TV point.

Kitchen

13' 4" x 7' 2" (4.06m x 2.18m)
Double glazed window to the side aspect, wall and base cupboard units, work surfaces, built in electric hob and oven with cooker hood above, integrated microwave, dishwasher, stainless steel sink and drainer, space for fridge/freezer, door to;

Utility Room

2' 9" x 7' 10" max (0.84m x 2.39m max)
Double glazed window to the rear and side aspect, double glazed door to the side aspect leading to the garden, plumbing for washing machine, electrics.

Landing

Stairs from ground floor entrance hall, carpeted, loft hatch, airing cupboard, doors to;

Bedroom One

12' 1" max x 11' 7" (3.68m max x 3.53m)
Double glazed bay window to the front aspect, TV point, carpeted, radiator.

Bedroom Two

13' 3" x 10' 9" (4.04m x 3.28m)
Double glazed window to the rear aspect, fitted wardrobes with sliding doors, radiator.

Bedroom Three

9' 1" x 7' 5" (2.77m x 2.26m)
Double glazed bay window to the rear aspect, wood flooring, radiator.

Bathroom

Double glazed window to the front aspect, bath with mixer taps and electric shower above, heated towel rail, wash hand basin with cupboard below, w/c, partially tiled walls.

Rear Garden

Enclosed South facing garden with doors from the property leading to the raised decking area, stairs down to laid turf and concrete area, side access, bush and shrubbery patches to the side and storage under decking.

Two Outbuildings

9' 3" x 8' 11" (2.82m x 2.72m)
Single glazed windows to the front and side aspect, wooden structure with electric installed. Storage with single glazed door to the front aspect.





Welcome to this three bedroom semi-detached home in the sought after area of Bitterne Park. The property is ideally located close to Bitterne Parks schools with Riverside Park just a stone's throw away.

Step inside and discover two spacious reception rooms, a modern kitchen with a separate utility room and a downstairs w/c. Upstairs, there are three reasonably sized bedrooms and a family bathroom.

The property features charming features throughout, with bay windows on both levels and stunning fireplace downstairs.

Outside, the property boasts a driveway to the front, enhancing the functionality of this home. The South facing rear garden is generous in size, laid to lawn with seating areas and two outbuildings.

Don't miss out on making this fantastic house your next family home!



view this property online fox-and-sons.co.uk/Property/BIT112650



welcome to

Castle Road, Southampton

- Semi-Detached House
- Three Bedrooms
- Side Access to Generous Rear Garden
- Spacious Reception Rooms
- Utility Room

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of
£350,000



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.focalagent.com

view this property online fox-and-sons.co.uk/Property/BIT112650



Property Ref:
BIT112650 - 0010

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



023 8044 6724



Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON,
Hampshire, SO18 5RS



fox-and-sons.co.uk