



Chafen Road, Bitterne Manor, Southampton, Hampshire, SO18 1BD

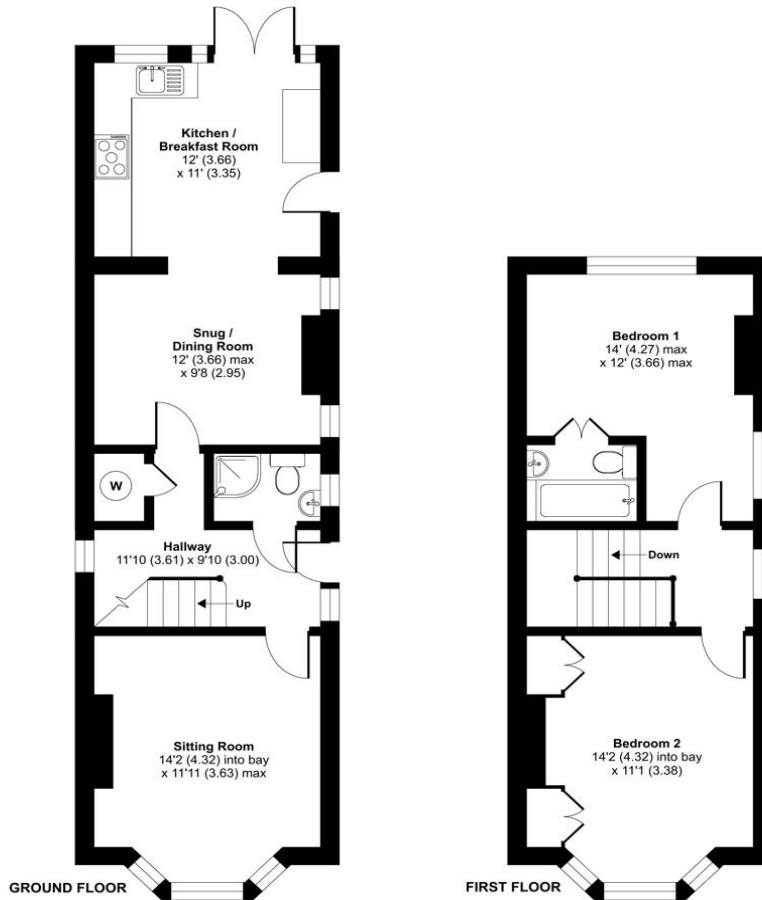


ACCOMMODATION

This beautifully modernised two-bedroom detached home in Bitterne Manor, Southampton seamlessly blends modern amenities with its charming traditional character. The property offers superb commuter access to the city and is conveniently situated near Bitterne Train Station. The ground floor comprises a charming sitting room with bay window and feature fireplace, a cosy snug/ dining room and a modern kitchen/ breakfast room with double doors out to the rear garden. A well-appointed downstairs shower room completes the ground floor accommodation. The character features continue on the first floor with the two double bedrooms. The first features a bay window and built in storage, whilst the second boasts a feature fireplace and an en-suite bathroom. Externally there is off-street parking to the front of the property and a generously sized rear garden for outdoor enjoyment. This home is the perfect fusion of contemporary living and timeless elegance, making it an ideal residence for those seeking a harmonious blend of tradition and modern comfort.

Approximate Area = 948 sq ft / 88.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1049958



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000 and achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Championship league football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall, Mayflower and Nuffield theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.



SPECIFICATION

- Beautifully modernised detached home
- Two double bedrooms
- Two reception rooms
- Two bathrooms
- Off street parking
- Conveniently situated near Bitterne Train Station
- Commuter access to the city centre

LOCAL AUTHORITY

Southampton City Council
Council Tax Band C

GUIDE PRICE

Offers Over £325,000

TENURE

Freehold