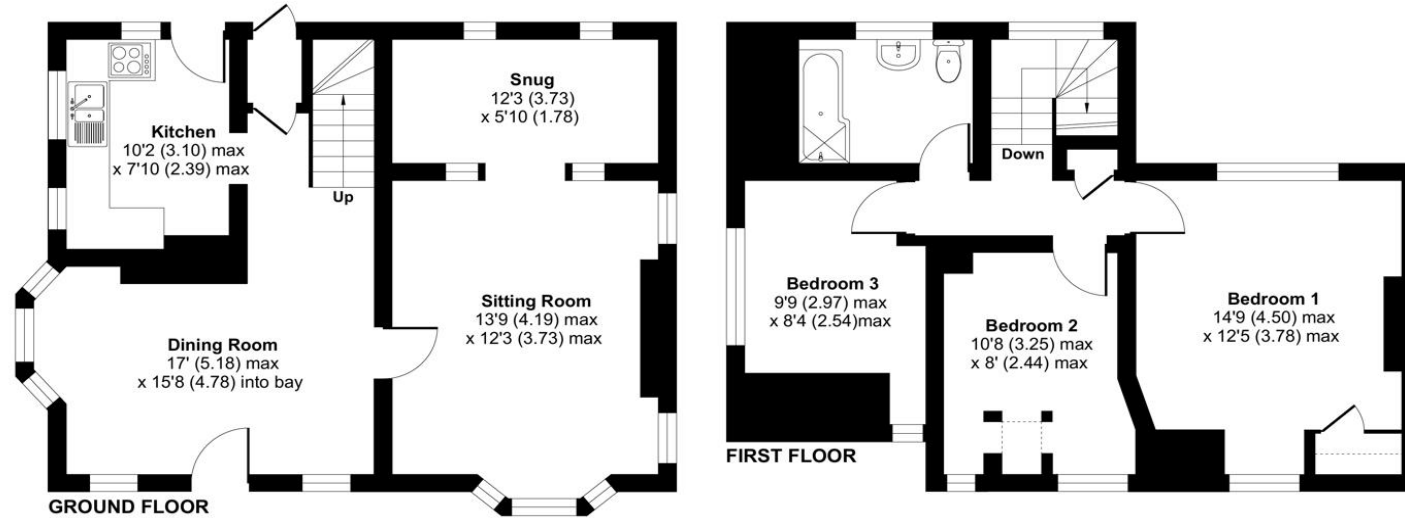
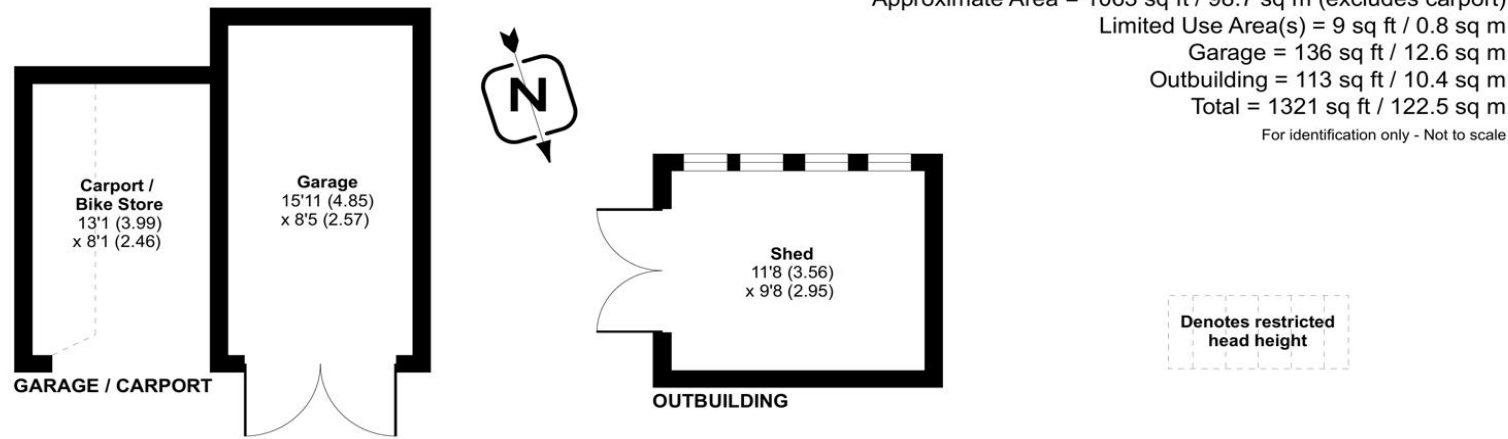






ACCOMMODATION

Nestled along one of Bitterne's most sought-after streets, this charming 3-bedroom detached home stands as a testament to timeless elegance. With a distinct cottage style that sets it apart from its neighbours, the property exudes character, featuring enchanting bay windows and captivating feature fireplaces that add a touch of warmth. Positioned on a coveted corner plot close to Glenfield Infant and Beechwood Junior schools, this residence is ideal for families seeking both convenience and a touch of suburban living. Two generously sized reception rooms and a snug provide versatile living spaces, while the driveway, garage, and carport offer ample parking options. The home has been thoughtfully modernized by its current owners, seamlessly blending classic charm with contemporary comforts. Noteworthy additions include an air-sourced heat pump, ensuring efficiency and eco-friendliness. The property's corner position not only provides a sense of privacy but also offers enviable outside space, perfect for outdoor gatherings or peaceful relaxation. Practicality meets potential with approved planning for a two-storey extension and a new detached garage, promising an even more expansive and well-equipped residence.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		69
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Charters Estate Agents Limited. REF: 1062263



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 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

- Charming 3-bedroom detached home
- Corner plot
- Driveway parking, garage and car port
- Air sourced heat pump
- Approved planning for a two-story extension and a new detached garage

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: D

GUIDE PRICE

Asking Price £415,000

TENURE

Freehold