



Whitworth Road, Bitterne Park, Southampton, Hampshire, SO18 1GF



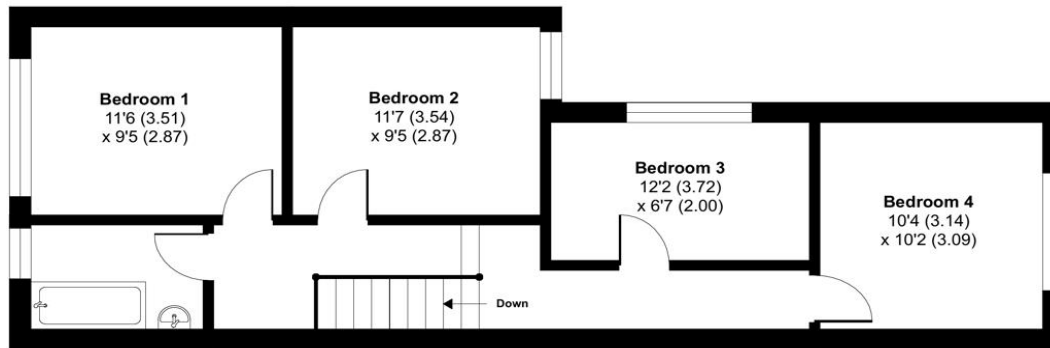


### ACCOMMODATION

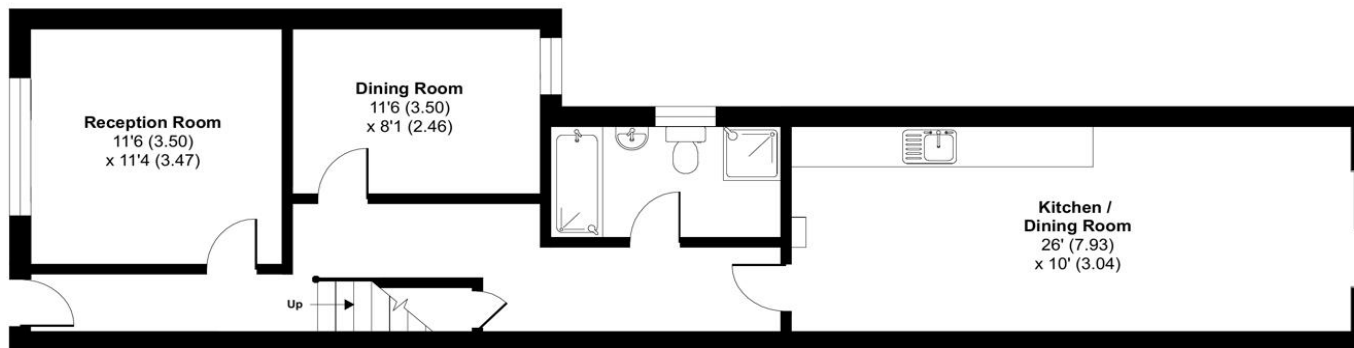
A well-proportioned detached home positioned within central Bitterne Park and convenient walking distance to The Triangle. This property would make an ideal renovation opportunity with in a popular location. Upon entry, you will notice the sizeable accommodation on offer with a sitting room to the front and a separate dining/family room. The large kitchen/dining room to the rear of the property provides access to the garden. Completing the downstairs accommodation is the generous bathroom offering a separate shower and bath. Upstairs you will find four well-proportioned double bedrooms all served by the additional family bathroom. Externally is the rear garden offering a spacious patio area and laid to lawn. This property is offered to the market with no forward chain

Approximate Area = 1331 sq ft / 123.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(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). © ncheom 2024. Produced for Charters Estate Agents Limited. REF: 1089704



## SITUATION

Bitterne Park has proved to be a popular residential area on the east side of the city with local shops found nearby in the precinct, Riverside Park is also located nearby. More extensive facilities including the West Quay shopping mall are found in the city centre together with popular bars, restaurants and cinemas. The Royal Victoria country park at Netley Abbey offers panoramic views of Southampton Water and the yachting havens of Bursledon, Warsash and Hamble are a short drive away. Access points to the M27 and M3 motorway networks are nearby allowing access to regional towns and cities with a variety of schools for all ages found within the vicinity.





#### **SPECIFICATION**

- No forward chain
- Four double bedrooms
- Sought after location in central Bitterne Park
- Large reception rooms
- Downstairs shower room
- Great investment opportunity

#### **LOCAL AUTHORITY**

Southampton City Council

Council Tax Band - D

#### **GUIDE PRICE**

Fixed Price £275,000

#### **TENURE**

Freehold