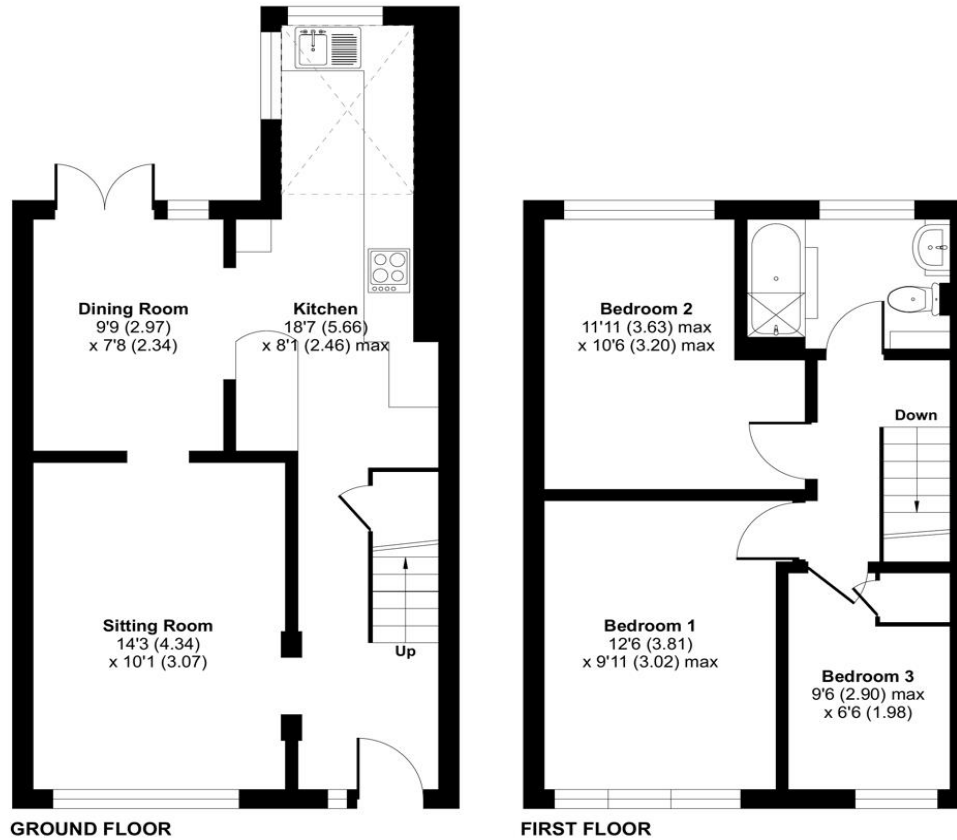


## ACCOMMODATION

Fantastic three-bedroom terraced house in the heart of Bitterne, which would make an ideal home for families or first-time buyers alike. The well-proportioned accommodation is arranged over two floors; the ground floor comprises of a good size hallway, a sitting room with a large window allowing light to stream in and views of the water which opens to the formal dining room, creating a wonderful space for entertaining. The kitchen offers a large amount of storage and work top surface with a breakfast area. Moving to the first floor you will find three generous bedrooms perfect for a growing family, together with a contemporary mosaic tiling and white suite bathroom serving all the bedrooms. The property also benefits from an enclosed and easily maintainable rear garden consisting of a large decked seating area and tiered lawn. Completing the home is a detached single garage positioned in a separate block and on-road parking.

Approximate Area = 876 sq ft / 81.3 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: 1069492



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## SITUATION

Bitterne is a popular residential area located on the east side of the city with an extensive array of shops found at the precinct. The city centre is two miles distant and features attractive central parks and offers major high street facilities together with West Quay shopping mall. Excellent recreational opportunities are found at Bitterne Leisure Centre, Riverside Park and Manor Farm country park whilst Royal Victoria Country Park at Netley Abbey has stunning views of Southampton Water. Regular buses pass nearby serving all parts of the city and the local railway station is found within the vicinity. The yachting havens of Bursledon and Hamble are a short drive away and a wide variety of renowned pubs and restaurants are located within the general area.



#### **SPECIFICATION**

- Terraced family home in a popular location
- Three generous bedrooms
- Family bathroom
- Open-plan sitting/dining room
- Enclosed rear garden with a large decked seating area
- Single garage

#### **LOCAL AUTHORITY**

Southampton City Council

Council Tax Band - B

#### **ASKING PRICE**

£260,000

#### **TENURE**

Leasehold – 999-year lease

934 years remaining

Annual ground rent – n/a

*These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.*