

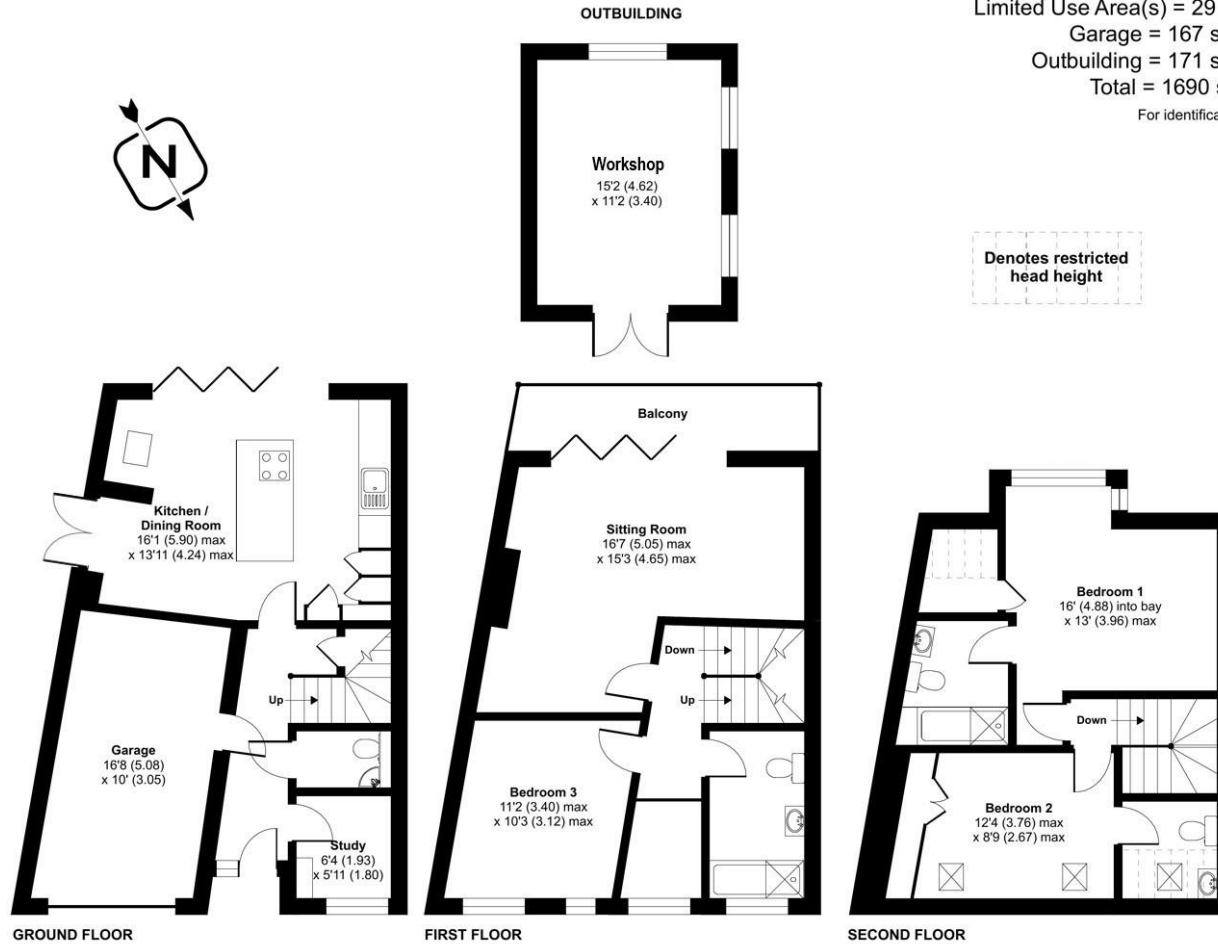




ACCOMMODATION

Constructed in 2011, this well-presented townhouse situated in Bitterne Park, presents adaptable living spaces, and has been lovingly maintained and improved by the same owners since new. The ground floor encompasses a kitchen/breakfast room, with a feature wood burner and bifold doors looking out to the rear garden. There is a study, and a conveniently located downstairs cloakroom, along with the integral garage to complete the ground floor. Ascending to the first floor, one encounters a galleried landing, providing access to a generously sized L shaped sitting room with bifold doors to a private balcony offering picturesque views. This floor also features the third bedroom, and the family bathroom. On the second floor, is the principal bedroom with en-suite and second bedroom with WC, both of which benefit from built in storage space. Externally there is a spacious garden that wraps around three sides of the home, bordered by mature trees and shrubs, enhancing the privacy of the space. Further benefits include ample driveway parking and a versatile workshop, located in the secluded front garden, ideal for pursuing creative endeavours, working remotely, or indulging in hobbies. This end-of-terrace home is a delightful family retreat, and is not one to be missed.

Approximate Area = 1323 sq ft / 122.9 sq m (excludes void)
 Limited Use Area(s) = 29 sq ft / 2.6 sq m
 Garage = 167 sq ft / 15.5 sq m
 Outbuilding = 171 sq ft / 15.8 sq m
 Total = 1690 sq ft / 157 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	78	
(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). ©nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1084228



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

- Three-bedroom townhouse
- Sitting room with private balcony
- Kitchen/breakfast room
- Study
- Workshop
- En-suite to principal
- Downstairs cloakroom
- Driveway parking & garage

LOCAL AUTHORITY

Southampton City Council
Council Tax Band D

GUIDE PRICE

Asking Price £450,000

TENURE

Freehold