



Moorlands Crescent, Bitterne, Southampton, Hampshire, SO18 5QS

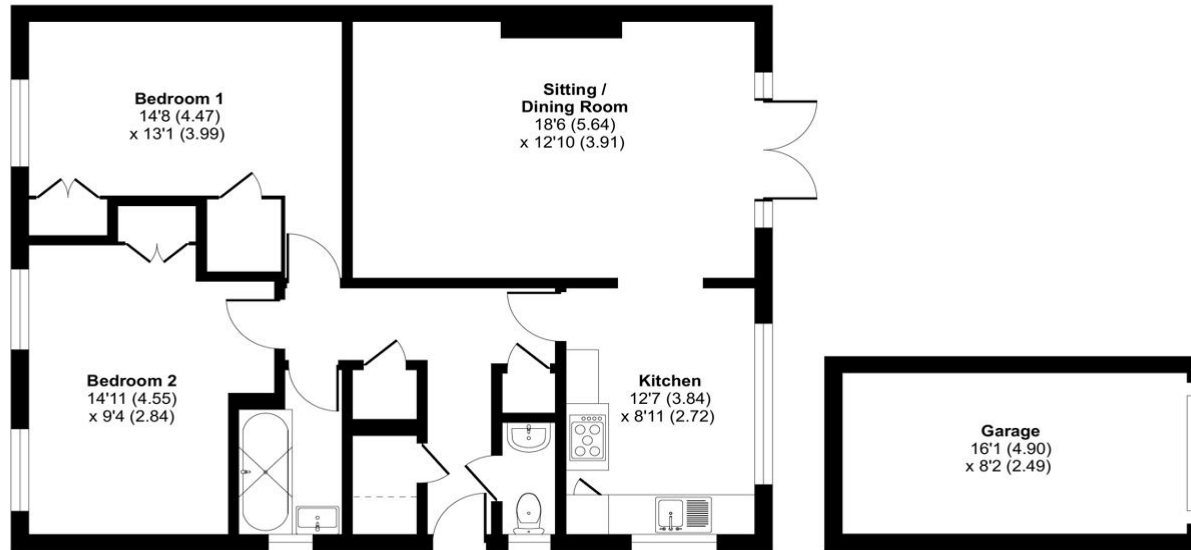


ACCOMMODATION

Welcome to this charming ground floor maisonette, offering a perfect blend of comfort and convenience. Boasting two generously-sized bedrooms, this home provides ample space for relaxation and privacy. The heart of this property is the inviting sitting/dining room, a versatile space that seamlessly transitions between cosy family dinners and lively gatherings with friends. The well-appointed kitchen, adjacent to the dining area, is equipped with ample counter space and storage. The principal bedroom welcomes you with warm natural light, creating a tranquil retreat, while the second bedroom offers versatility as a guest room or home office. Both bedrooms are served by the family bathroom complemented by a separate W/C for added convenience. Externally an enclosed rear garden is partly laid to lawn, with a patio area ideal for al fresco dining in the summer months. A delightful feature of this property is the garage in a nearby block, providing secure parking and additional storage space.



Approximate Area = 887 sq ft / 82.4 sq m
Garage = 132 sq ft / 12.2 sq m
Total = 1019 sq ft / 94.6 sq m
For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	75
(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: 1083974



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

- Two-bedroom maisonette
- Ground floor
- Rear garden
- Sitting/dining room
- Garage

LOCAL AUTHORITY

Southampton City Council

GUIDE PRICE

Offers in Excess of £215,000

TENURE

Leasehold

Unexpired Years: 941

Annual Ground Rent: £12

Annual Service: £0

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

** Under the 1979 Estate Agents Act, we wish to declare that the vendor of the property is associated with Charters Estate Agents.