



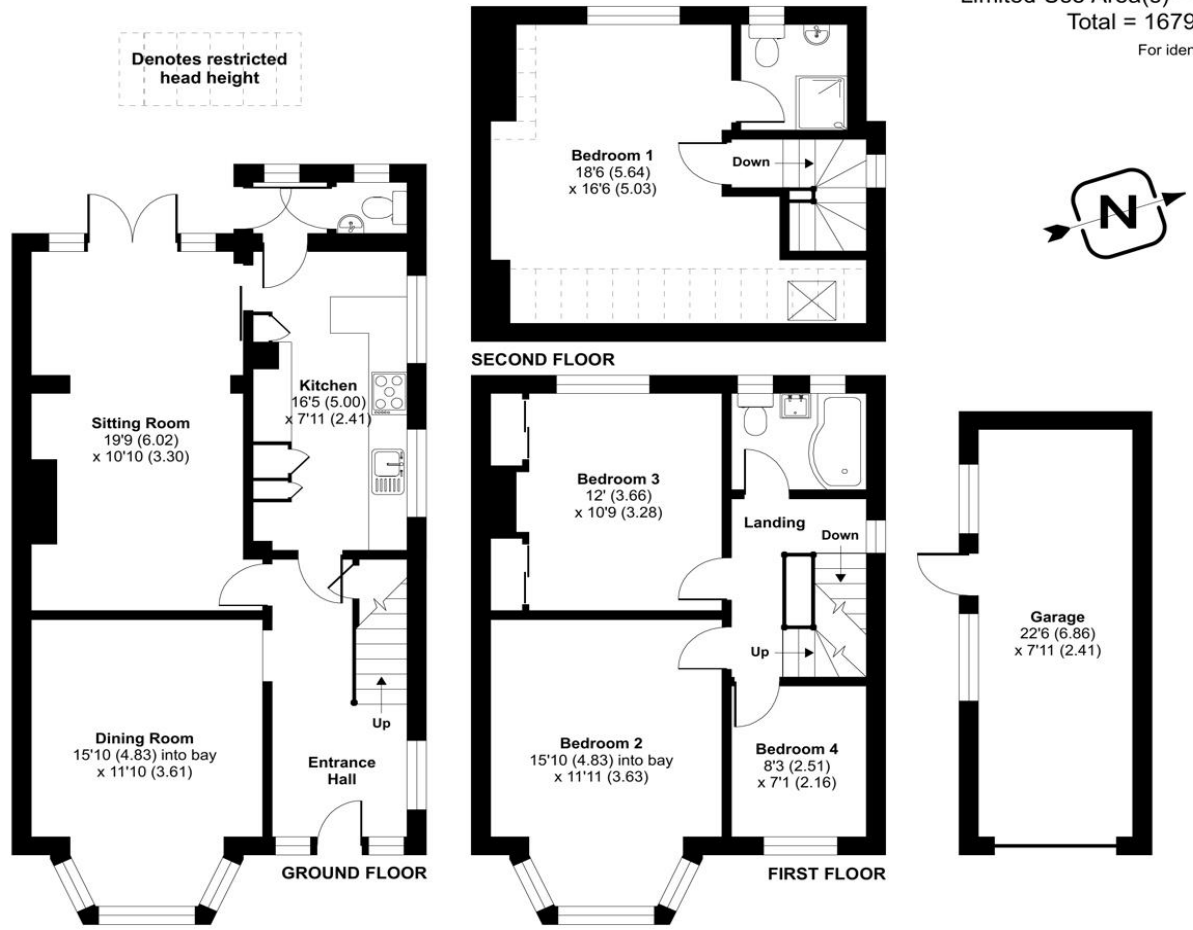
Whites Road, Bitterne, Southampton, Hampshire, SO19 7NR



ACCOMMODATION

Charters are delighted to offer for sale this charming Hinton built 1930's well-proportioned and favourably laid out semi-detached home that is conveniently placed within walking distance of the Bitterne precinct and all of its amenities. The handy setting sees you also within easy reach of schooling for all ages as well as the Itchen college, excellent transport links across the city, and access to the M27 motorway network and Hedge End's retails parks and shopping outlets. The generously sized accommodation on the ground floor accessed from a handy storm porch comprises a separate dining room with feature bay window and picture rails, a large sitting room to the rear of the home with character fireplace and doors out to the rear garden. The modern galley style kitchen is part integrated and there is the always handy downstairs WC to complete the ground floor. Upstairs, the first-floor landing has internal doors to three of the bedrooms, which are all served by the family bathroom, whilst the second floor houses the principal bedroom and en-suite shower room. The outside of the property benefits from driveway parking to the side and leads to the detached garage. There is also a generously sized, private and enclosed garden to the rear, with a patio terrace ideal for al-fresco dining in the summer months.

Approximate Area = 1616 sq ft / 150.1 sq m (includes garage)
 Limited Use Area(s) = 63 sq ft / 5.8 sq m
 Total = 1679 sq ft / 155.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	73
(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: 1094771



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

- Walking distance to Bitterne precinct
- Driveway parking & garage
- Four well-proportioned bedrooms
- En-suite shower room & ground floor WC
- Generously sized rear garden
- Two reception rooms
- Within easy reach of schooling for all ages
- Generously sized semi-detached family home

LOCAL AUTHORITY

Southampton City Council
Council Tax Band B

GUIDE PRICE

Asking Price £385,000

TENURE

Freehold