



Ash Tree Road, Bitterne Park, Southampton, Hampshire, SO18 1LX



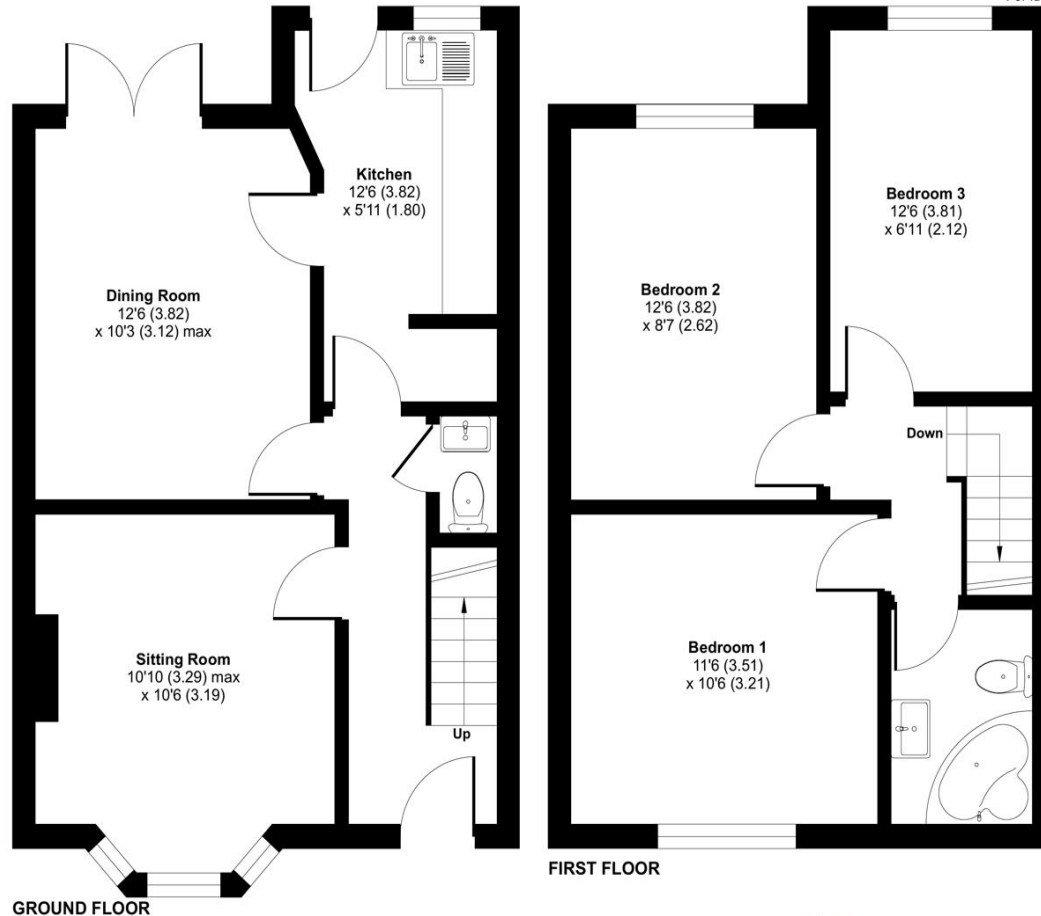
ACCOMMODATION

This semi-detached home is offered to the market with no forward chain positioned within central Bitterne Park. The property provides a welcoming entrance hallway guiding you to the front sitting room featuring a large bay window to allow an abundance of natural light to stream through, with ample space to enjoy cosy evenings with family. To the rear of the property, an additional reception room provides the ideal dining space with a separate well-appointed kitchen benefitted by an abundance of storage solutions, worktop surface space and access out to the generously sized rear garden. Ascending to the first floor, a landing leads to three well-proportioned bedrooms which are served by the neutrally decorated three-piece family bathroom. Outside, there is off road parking with side access to the rear garden benefitting from a large lawn, a host of mature shrubs & trees and a patio seating area that provides a pleasant setting for all the family to enjoy in the summer months.



Approximate Area = 838 sq ft / 77.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

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
- Off Road Parking
- Three Bedroom Semi-Detached Home
- Large Rear Garden
- Centrally Positioned Within Bitterne Park
- Prime School Catchments for All Age Groups
- Feature Bay Windows

LOCAL AUTHORITY

Southampton City Council
Council Tax Band B

ASKING PRICE £340,000

TENURE

Freehold