

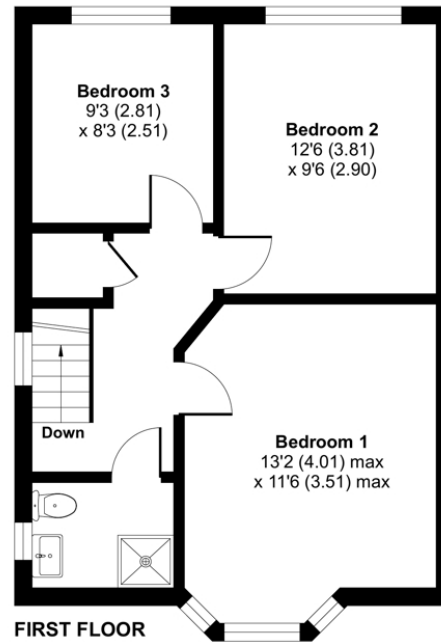
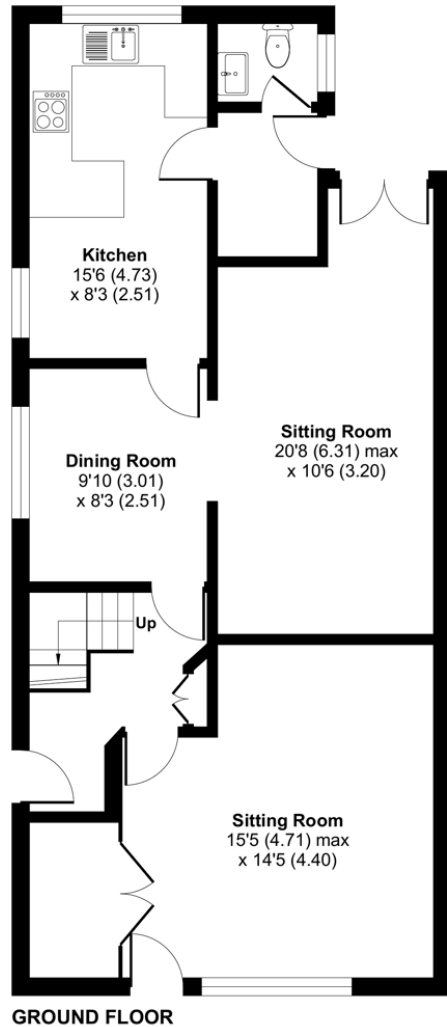


Ash Tree Road, Bitterne Park, Southampton, Hampshire, SO18 1LX



ACCOMMODATION

An impressive detached family home of great character positioned in one of Bitterne Park's most sought-after roads. The tastefully decorated accommodation includes a welcoming entrance hall, leading to a large living and dining room perfect for entertaining family and friends alike. To the rear of the property, a well-appointed kitchen/breakfast room with an abundance of storage solutions, a useful utility area accommodates all your utility needs. Completing the downstairs is a large office or study room ideal for those who work from home or run their own business with a built-in storage cupboard and its private front door entrance. Ascending to the first floor, a landing leads to three well-proportioned bedrooms, with the principal boasting a large feature bay window. All bedrooms are served by a neat three-piece family bathroom. Outside, the driveway provides parking for two, the attractive private rear garden is cleverly landscaped with a spacious lawn, a spacious patio seating area that provide a pleasant setting for all the family to enjoy in the summer months with a west aspect.



Approximate Area = 1287 sq ft / 119.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(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

- Positioned in central Bitterne Park
- Detached family home
- West facing rear garden
- Off road parking
- Character features
- Kitchen breakfast room
- Generously sized living and dining room
- Office space with potential to use as business premises- formally a business premises which can be turned back if desired

LOCAL AUTHORITY

Southampton City Council
Council Tax Band D

OFFERS OVER £350,000

TENURE

Freehold