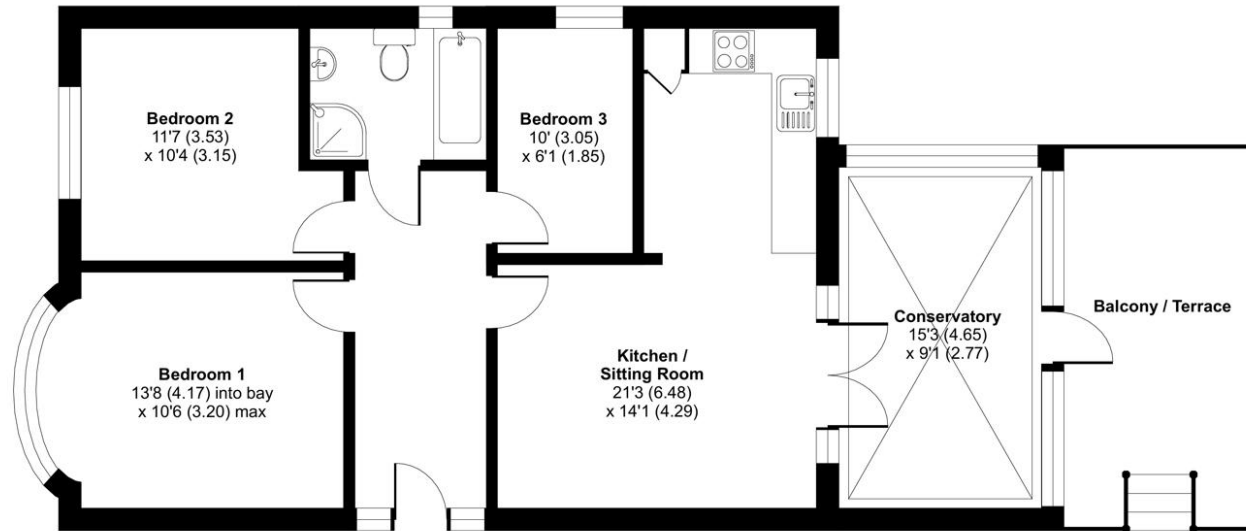


## ACCOMMODATION

A rarely available detached three-bedroom bungalow positioned in the hugely popular area of Bitterne Park and set within close proximity to Riverside Park, many local amenities and public transport links into the city centre. The accommodation comprises a spacious entrance hallway leading through to two generously sized front double bedrooms, one of which benefitting from a large bay window, allowing an array of natural light to stream into the home. The additional third bedroom provides a versatile room to use as an additional bedroom, living space, home office. The family bathroom is a four-piece suite with a walk-in shower, white tiled walls servicing all bedrooms. The open plan kitchen/sitting/dining area is the ideal place to entertain with plenty of storage solutions, surface space and access to the conservatory, a great retreat to enjoy a morning coffee overlooking the garden. A particular feature of the rear garden is a raised terrace seating area for entertaining family and friends alike, with the addition of a lawned area and a large shed. To the front of the property there is off-road parking for up to three cars. An internal viewing is highly recommended to fully appreciate the accommodation on offer. The property is offered to the market with no forward chain.

Approximate Area = 860 sq ft / 79.9 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		87
(69-80)	C	72	
(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	



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Charters Estate Agents Limited. REF: 1241146

## 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**

- Detached family bungalow
- Open plan kitchen/dining/sitting room
- Three bedrooms
- Four-piece family bathroom
- Conservatory
- Rear garden with raised terraced seating area
- Off-road parking
- No forward chain

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band C

**ASKING PRICE £330,000**

#### **TENURE**

Freehold