



Bitterne
023 8042 2600



**29 Bath Road, Bitterne , Southampton,
Hampshire, SO19 5ES**

£315,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Bath Road! This three-bedroom end of terrace home is simply one not to be missed! Situated in the heart of Bitterne this property offers easy access to all local amenities such as Bitterne Precinct and Southampton City Centre. Step inside into a warm entrance hallway with laminate wood flooring contrasting throughout the downstairs. Boasting a TWENTY-FIVE-FOOT lounge diner, separate fitted kitchen and even a downstairs w/c. Upstairs continues to impress, spanning the width of the front elevation is the master bedroom with bespoke fitted wardrobes. Another spacious double-bedroom with some impressive views over the rear garden and, a comfortable third room which would alternatively be a fantastic study, nursery or dressing room. The bathroom has recently been refurbished and offers a p-shaped bathtub and honeycomb style wall tiling.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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Call us NOW to book your viewing!

Approach:

Block paved driveway providing off-road parking for two cars.

Entrance Hall:

Textured and coved ceiling, stairs rising to first floor, radiator, doors to:

Lounge/Diner

25' 10" (7.87m) max into bay, reducing to 23' 7" (7.19m) x 11' 2" (3.40m) max, reducing to 7' 7" (2.31m)::

Textured and coved ceiling, UPVC double glazed box bay window to front and UPVC double glazed door to rear, radiator.

Kitchen

11' 11" (3.63m) x 8' 4" (2.54m)::

Smooth ceiling, UPVC double glazed windows to side and rear, a range of wall, base and drawer units with work surface over, stainless steel sink with drainer inset, built-in oven and four-ring gas hob with extractor over, space for fridge/freezer, space and plumbing for washing machine.

WC:

Smooth ceiling, UPVC double glazed obscured window to side, wash hand basin and WC.

Landing:

Textured ceiling, hatch providing access to loft space, UPVC double glazed window to side, doors to:

Master Bedroom

12' 1" (3.68m) x 12' 7" (3.84m) reducing to 11' 5" (3.48m)::

Textured ceiling, UPVC double glazed window to front, fitted wardrobes, radiator.

Bedroom Two

11' 3" (3.43m) x 8' 11" (2.72m) reducing to 7' 8" (2.34m)::

Smooth ceiling, UPVC double glazed window to rear, radiator.

Bedroom Three

9' 6" (2.90m) reducing to 6' 4" (1.93m) x 8' 4" (2.54m)::

Smooth ceiling, UPVC double glazed window to rear overlooking garden, radiator.

Bathroom :

Smooth ceiling with extractor inset, UPVC double glazed obscured window to side, three-piece suite comprising: panel enclosed bath with mains fed shower over, WC and wash hand basin, heated ladder towel rail.

Garden:

115-foot wall and fence enclosed rear garden, mainly laid to lawn, patio seating area, shed.

Services

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band

Band B

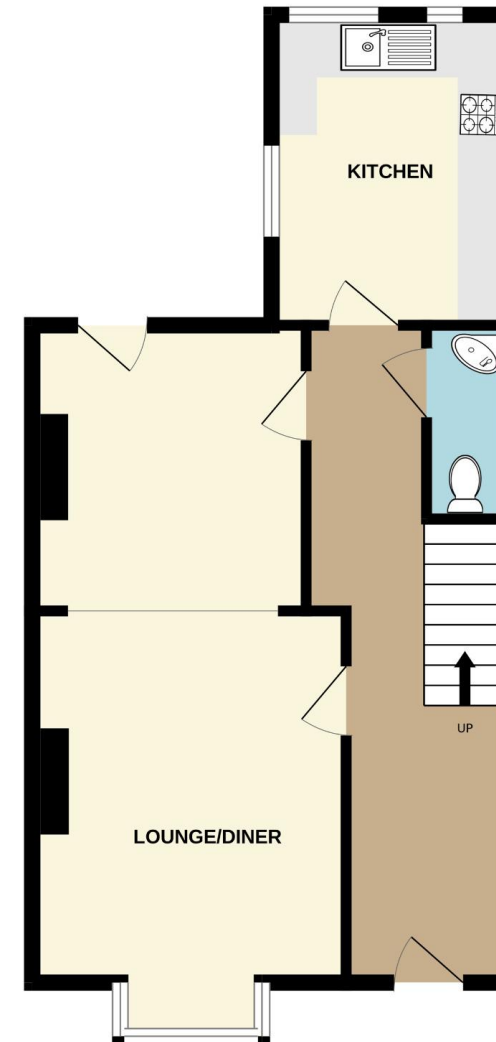
Sellers Position

Buying On

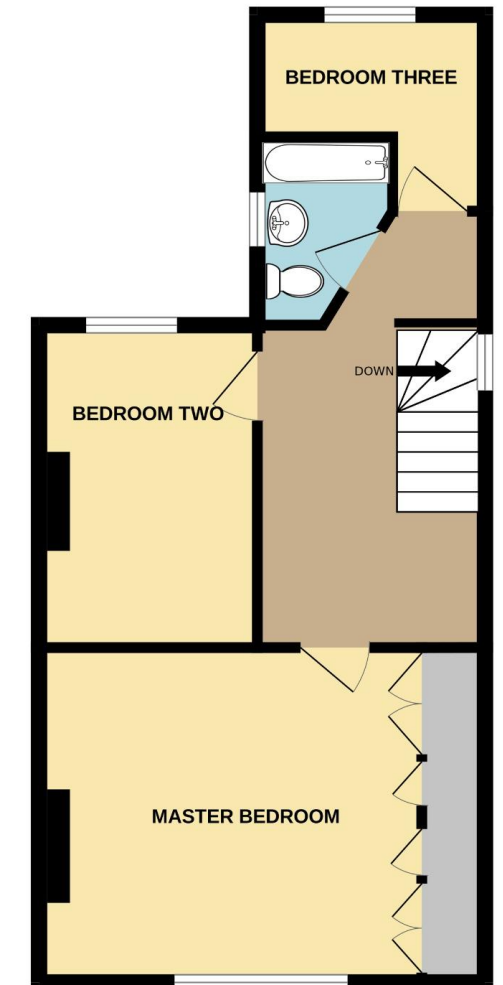
Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bitterne

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SO19 7RD

023 8042 2600

Shirley

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Shirley
SO15 3JD

023 8078 0787

Woolston

24 Portsmouth Road
Woolston
SO19 9AB

023 8039 3255

Auction Department

62 High Street
West End
SO30 3DT

023 8047 4274

Lettings & Block Management

2-4 New Road
Southampton
SO14 0AA

023 8071 0402

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