




Bitterne
023 8042 2600

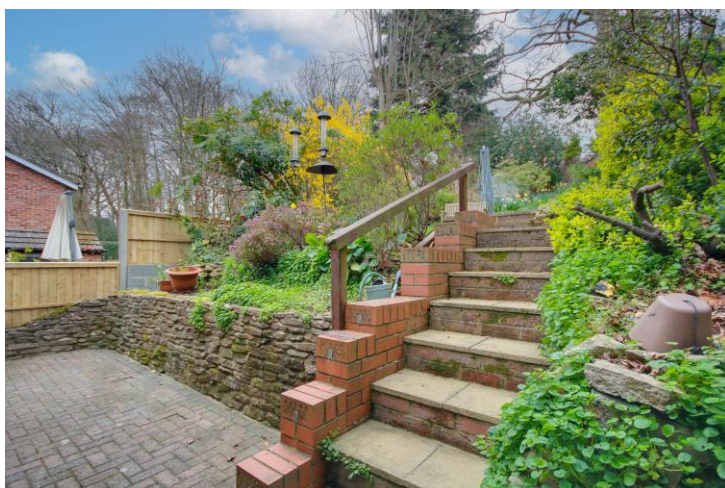


**20 Kesteven Way, Bitterne , Southampton,
Hampshire, SO18 5RJ**

Offers Over £300,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Kesteven Way! This extended, three-bedroom semi-detached property offers heaps of potential and fantastic accommodation. You are welcome by a quirky entrance hall, benefiting from a quarter-turn staircase and doors leading to the primary rooms. The TWENTY-SEVEN-FOOT lounge/diner has sliding patio doors opening onto the garden. The kitchen/diner is TWENTY-ONE-FOOT and offers an abundance of storage. There is a handy downstairs WC too. Upstairs, all three bedrooms are generous and there is a modern shower room – fitted with a walk-in shower and finished with sleek grey tiling. Outside will continue to impress – the rear garden enjoys a good degree of privacy and a popular southerly aspect. It is arranged over tiers, the majority laid to lawn with an array of shrubs and flowers. There is a block paved driveway to the front providing off-road parking. In addition to this, there is an integrated garage with power and light connected – many other properties in the close have converted this to create even more living accommodation. We are pleased to offer this house with NO FORWARD CHAIN!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

20 Kesteven Way, Bitterne , Southampton, Hampshire, SO18 5RJ

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Approach:

Block paved driveway providing off road parking, lawned garden to side.

Entrance Hall:

Textured ceiling, UPVC double glazed window to front, radiator, door to:

Cloakroom:

Textured ceiling, UPVC double glazed obscured window to side, WC, wash hand basin, radiator, fully tiled walls and floor.

Kitchen/Diner

21' 10" (6.65m) x 7' 10" (2.39m)::
Textured ceiling, UPVC double glazed window to rear, UPVC double glazed window to side, a range of wall, base and drawer units with work surface over, bowl and a half sink with drainer inset, space for Range style cooker, washing machine, dishwasher and fridge/freezer, serving hatch, tiled splashbacks and floor, radiator.

Lounge/Diner

27' 6" (8.38m) x 10' 7" (3.23m) max::
Textured ceiling, UPVC double glazed sliding patio doors to rear opening into garden, radiator.

Landing:

Textured ceiling, hatch providing access to loft space, UPVC double glazed obscured window to front, airing cupboard, doors to:

Master Bedroom

8' 7" (2.62m) max reducing to 6' (1.83m) x 14' 3" (4.34m) max::
Textured ceiling, UPVC double glazed window to front, fitted wardrobes, radiator.

Bedroom Two

10' 7" (3.23m) max x 10' (3.05m) max::
Textured ceiling, UPVC double glazed window to rear overlooking garden, built-in wardrobes, radiator.

Bedroom Three

7' 11" (2.41m) x 9' 2" (2.79m)::
Textured ceiling, UPVC double glazed window to rear overlooking garden, radiator.

Shower Room:

Smooth ceiling with spotlights inset, UPVC double glazed obscured window to side, modern three-piece suite comprising: WC, wash hand basin and walk-in shower cubicle with mains fed shower over, fully tiled walls and floor, heated ladder towel rail.

Garage

16' 6" (5.03m) x 8' 3" (2.51m)::
Integral garage with up and over door, power and light connected.

Garden:

Beautiful southerly aspect, fence enclosed rear garden arranged over usable tiers, lawned, mature flower and shrub borders, greenhouse, shed, outside tap, gated pedestrian side access.

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 C

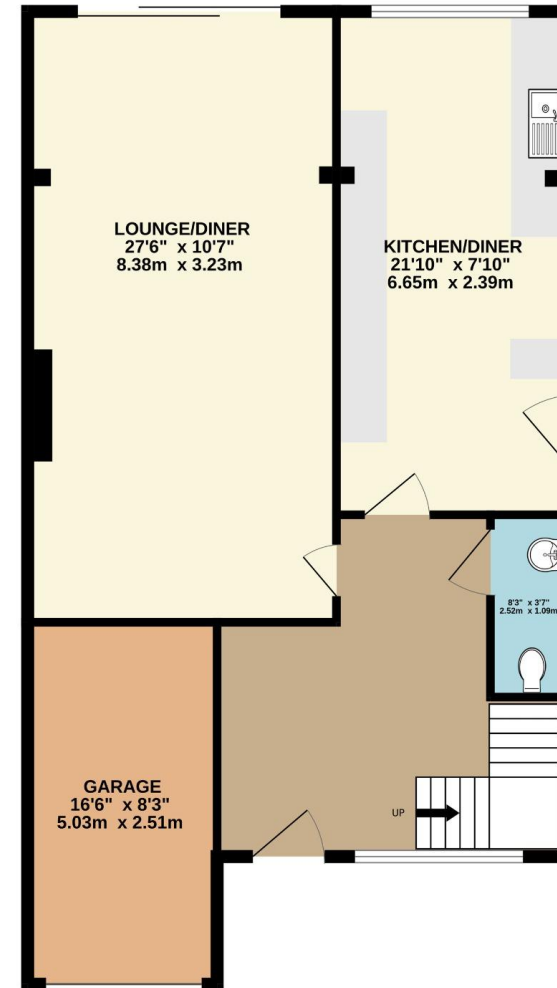
Sellers Position

No Forward Chain

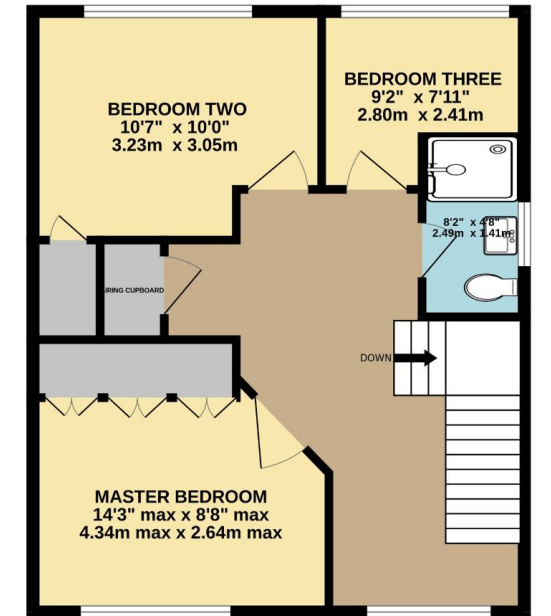
Offer Check Procedure

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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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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We can offer mortgage advice

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