




Bitterne
023 8042 2600



32 Brownlow Avenue, Bitterne, Southampton, Hampshire, SO19 7BY

£400,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Brownlow Avenue! We are excited to present to the market this well presented and extended three bedroom 1930's semi detached home, offering spacious accommodation ideal for modern living. You are welcomed with a spacious and inviting entrance hall with bamboo flooring leading through to a stunning open plan kitchen/family/dining room, creating the perfect space for entertaining and everyday living. There is also a separate lounge with a charming walk-in bay window, providing a cosy yet elegant retreat. Upstairs the property offers three well-proportioned bedrooms and a stylish shower room. Further benefits include off road parking for multiple cars, a low maintenance rear garden ideal for relaxing and outdoor entertainment and NO FORWARD CHAIN. Viewing is highly recommended!

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

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Approach

Dropped kerb providing off-road parking for multiple cars. Pedestrian side access.

Entrance Hall

Smooth ceiling, stairs rising to first floor with storage under, bamboo flooring, radiator, door to:

Lounge

15' 3" (4.65m) into bay x 10' 10" (3.30m):: Smooth and coved ceiling, double glazed walk-in bay window to front, radiator, double doors to:

Open Plan Kitchen/Family/Dining Room

24' 1" (7.33m) max x 20' 1" (6.12m) max: Smooth and coved ceiling, bamboo flooring, double glazed window to side, two velux windows, double glazed french doors to rear leading into garden, range of wall, base and drawer units with work surface over, ceramic bowl and a half sink and drainer inset, integral washing machine and dishwasher, space for fridge/freezer, built in hob with extractor hood over, built in oven, breakfast bar, radiator. Door to:

Inner Lobby

3' 6" (1.07m) x 3' 6" (1.07m): Smooth and coved ceiling, double glazed window to rear, door to:

Cloakroom

Smooth and coved ceiling, double glazed window to front, WC, wash hand basin, radiator.

Landing

Smooth ceiling, stained glass window to side, loft hatch, doors to

Master Bedroom

15' 3" (4.65m) into bay x 10' 10" (3.30m): Smooth and coved ceiling, double glazed walk in bay to front, radiator.

Bedroom Two

12' 5" (3.78m) into ward x 11' 5" (3.48m): Smooth and coved ceiling, double glazed window to rear, built in wardrobe, radiator.

Bedroom Three

8' 10" (2.69m) x 7' 7" (2.31m): Smooth and coved ceiling, double glazed window to front, radiator.

Shower Room

Smooth and coved ceiling, double glazed obscured window to rear, walk in shower cubicle with electric shower over, wash hand basin, WC, ladder towel rail.

Garden

Fence enclosed, low maintenance garden with flower and shrub boarders, pergola, 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

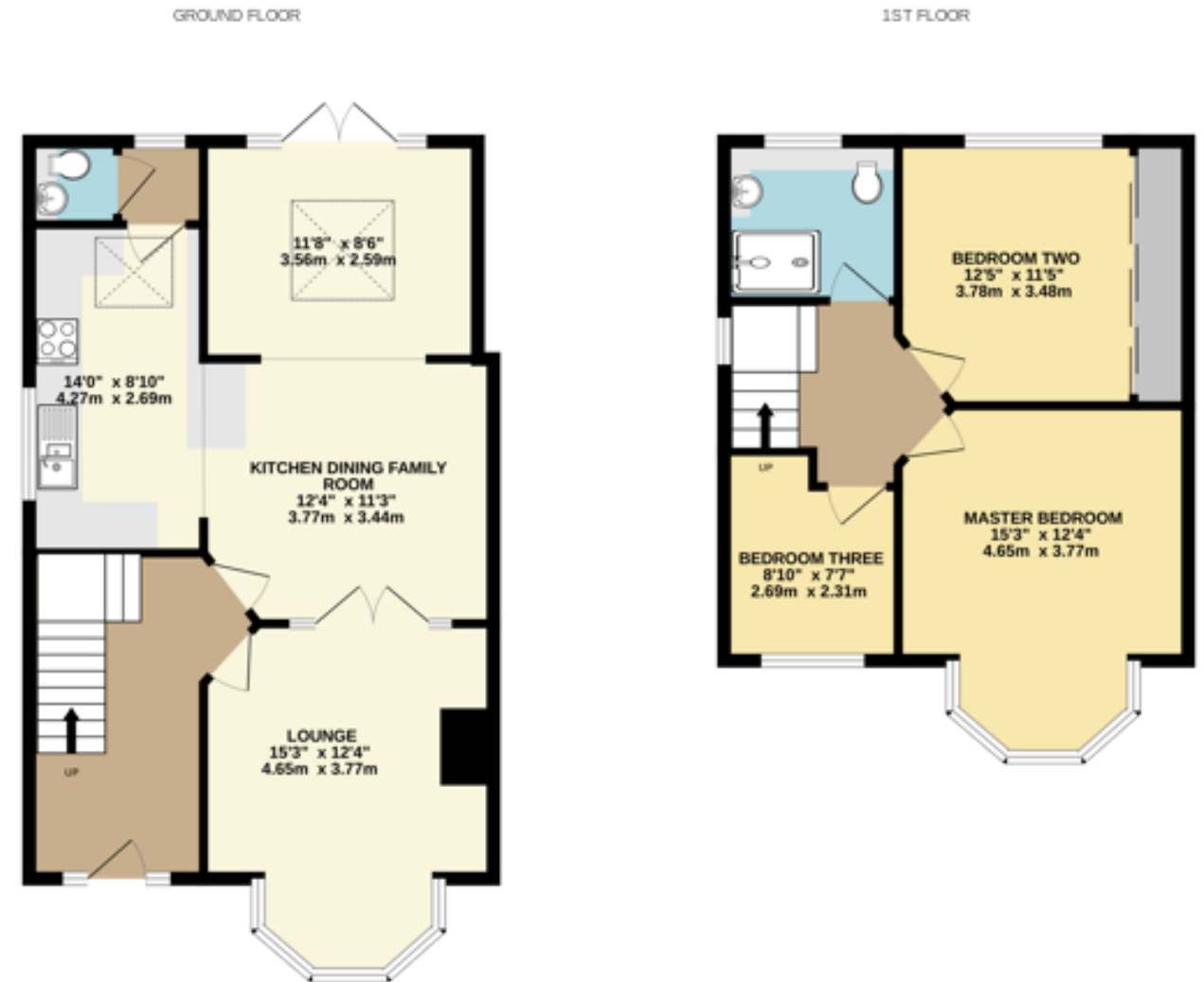
Band C

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.



Bitterne

249 Peartree Avenue
Bitterne
SO19 7RD

023 8042 2600

Shirley

391 Shirley Road
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

Do you need an Energy Performance Certificate?

Field Palmer are able to offer EPC services across Hampshire and the south of England.

We can offer mortgage advice

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.

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