



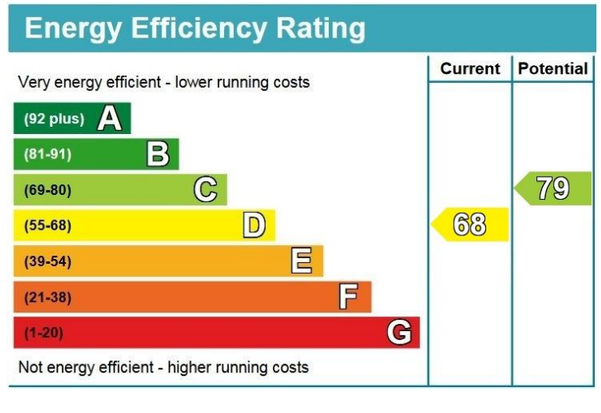












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ESTATE AGENTS

Bitterne
023 8042 2600



5 Chichester Road, Bitterne Village, Southampton, Hampshire, SO18 6BE

£325,000 Freehold

Welcome to Chichester Road! This three-bedroom semi-detached house is positioned in the heart of Bitterne Village and will make a fantastic family home! You are welcomed by a bright entrance hall with doors leading to the primary rooms. The lounge is positioned at the front with a large half bay window and chimney breast - ready for an open fire! The dining room is separate and positioned next to the kitchen – these rooms are ready to make your own and could be a brilliant social space opening onto the rear garden. Upstairs, there is a modern three-piece bathroom finished with sleek grey tiling. Two of the bedrooms are generous double rooms and the third is a single room. Outside, there is a driveway providing off-road parking comfortably for three cars. The rear garden is fence enclosed with double gates to the side – this allows space for further parking. The garden is low maintenance and offers a number of seating areas. Viewing is highly recommended to appreciate everything this home has to offer.

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Approach:
Driveway providing off road parking for multiple vehicles.

Entrance Hall:
Smooth ceiling, stairs rising to first floor with storage under, radiator, doors to:

Lounge
13' 5" (4.09m) x 10' 9" (3.28m) max reducing to 9'8" (2.95m)::
Smooth ceiling with inset spotlights, UPVC double glazed half bay window to front, two radiators, chimney breast with open chimney.

Dining Room
11' 9" (3.58m) x 8' 9" (2.67m) max reducing to 8'9" (2.67m)::
Smooth ceiling with picture rail, UPVC double glazed French doors and windows to rear, radiator, chimney breast with open chimney.

Kitchen
8' 3" (2.51m) x 6' 3" (1.91m)::
Smooth ceiling with spotlights inset, UPVC double glazed window to front, base and wall units with work surface over, stainless steel bowl and a half sink with drainer inset, built-in oven, five-ring gas hob, space for fridge/freezer and washing machine, wall-mounted combi-boiler.

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

Master Bedroom
13' 5" (4.09m) x 10' 9" (3.28m) max reducing to 9'8" (2.95m)::
Smooth ceiling, UPVC double glazed half bay window to front, radiator.

Bedroom Two
11' 10" (3.61m) x 9' 9" (2.97m) max reducing to 8'9" (2.67m)::
Smooth ceiling, UPVC double glazed window to rear overlooking garden, radiator.

Bedroom Three
6' 10" (2.08m) x 5' 4" (1.63m)::
Smooth ceiling, UPVC double glazed window to front, radiator.

Bathroom :
Smooth ceiling with inset spotlights, UPVC double glazed obscured window to rear, WC, wash hand basin and 'P'-shaped bath with mains fed shower over, heated ladder towel rail, fully tiled walls.

Garden:
Fence enclosed rear garden with double gates to side providing vehicular access, patio leading to artificial lawn and decked seating area, large shed, outside tap.

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.

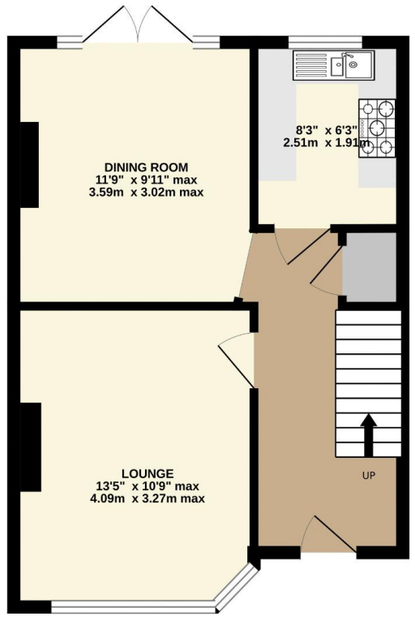
Council Tax Band
Band C

Sellers Position
Buying Onwards

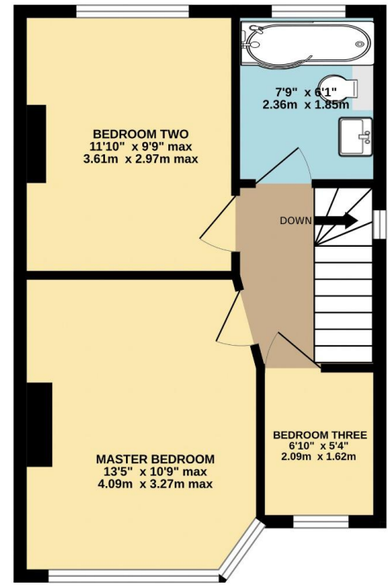
Offer Check Procedure
If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

Property Reference
FP100/221026/SM/D1

GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.8 sq.m.) approx.

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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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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