



38 Hillside Avenue,  
Southampton, Hampshire SO18 1JY

£280,000 Freehold

We are pleased to offer to market this three bedroom family home set in the sought after Bitterne Park location. Having remained in the same family ownership for the last 65 years the accommodation would benefit from complete modernisation and updating. The ground floor accommodation comprises of; entrance hallway, lounge, separate dining room, kitchen and lean to / garden room. On the first floor the house offers three bedrooms and a family bathroom. This 1920s character home benefits from a rear garden that is approximately 70ft and off road parking to the front, being sold with no chain. Call us now to request a viewing.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



## Overview

- CHARACTER THREE BED SEMI DETACHED
- SOUGHT AFTER BITTERNE PARK LOCATION
- OPEN VIEWS ACROSS SOUTHAMPTON
- REAR GARDEN MEASURING OVER 70FT
- OFF ROAD PARKING
- SOLD WITH NO FORWARD CHAIN
- COMPLETE MODERNISATION REQUIRED
- TWO RECEPTION ROOMS
- VIEW TODAY
- VIEWING ESSENTIAL



### Entrance Hallway

Lounge 11'11" Max x 11'0" Max

Dining Room 15'6" Max x 10'1" Max

Kitchen 9'8" Max x 7'8" Max

Lean To 10'1" Max x 7'10" Max

Utility Space 7'10" Max x 5'1" Max

Bedroom One 13'9" Max plus wardrobes x 11'1" Max

Bedroom Two 10'2" Max x 9'9" Max

Bedroom Three 9'9" Max x 7'7" Max

Bathroom 6'6" Max x 5'3" Max

### Front and Rear Gardens

Tenure  
Freehold

#### Agents Note

This property is suitable as refurbishment project and we have been advised that the Lean To is likely to require replacement and that the property could require a damp proof and some pointing. Please call us to discuss further.

Council Tax Band – B

EPC Rating - D

### Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.