

71 Dell Road, Bitterne Park, Southampton, SO18 1QT

Offers in the Region of £350,000

WHITE & GUARD

INTRODUCTION

Situated in the heart of Bitterne Park, this three bedroom semi-detached home has been finished to a high standard throughout, having been recently refurbished. On the ground floor, accommodation comprises an entrance hall, a lounge, and a modern fitted kitchen/dining room. Whilst on the first floor, there are three bedrooms along with a modern fitted bathroom suite. Additional benefits include a refitted kitchen, off road parking to the front, a generous size rear garden, a modern fitted combi boiler, a new roof and office.

LOCATION

Bitterne Park benefits from its own primary and secondary schools, along with a local library and Bitterne Park Triangle - a focal point in the area which also has a number of local shops and amenities nearby. The property is also in close proximity to Riverside Park which runs along the edge of the River Itchen - good for walking, cycling and kayaking in the river itself. Southampton's city centre with its broad range of shops, bars, restaurants, cinemas, amenities and mainline railway station is within easy reach, along with Southampton Airport being around twenty minutes away. All main motorway access routes are also close by, including M27, M3 and A3 to London.

OUTSIDE

The rear garden itself has a patio leading from the kitchen door, with a step down to a shingle pathway providing access to the end of the garden. The current owners have built an office, also accessed from the garden. There is lawn to either side of the pathway and two wooden sheds situated at the end of the garden. A hedgerow and wooden fence down either side and a wooden fence to rear provide privacy and enclose the garden.

A dropped kerb to the front of the property provides access to a shingle driveway. A brick wall borders both sides and the front, with a small lawned area. A hard standing patio provides access to the front door, with a wooden fence and gate down the side of the property providing access through to the rear garden.













INSIDE

The property is accessed via the UPVC front door which opens into the entrance hall. The hallway has skimmed walls and ceiling, newly laid carpeted flooring, a radiator to one wall, and stairs to first floor with under stairs storage and plumbing for washing machine. Access then leads to all principal rooms.

The lounge has a double glazed bay window to the front of the property, carpeted flooring, skimmed walls and ceiling and a radiator to one wall. The dining room has a double glazed window to the rear of the property, skimmed walls and ceiling, carpeted flooring and a radiator to one wall. The kitchen has a double glazed window to one side and the rear of the property, with a double glazed door to the other side leading out to the garden. There is lino flooring, a radiator to one wall, along with skimmed walls and ceiling. There are a mixture of wall and base units with wood effect laminate worktops and a stainless steel sink, as well as a tiled splashback. Along with an integrated oven and hob with extractor over, there is space for both a fridge/freezer and a dishwasher.

On the first floor landing, there is a double glazed window to the side of the property, a loft hatch, carpeted flooring and access to all principal rooms.

Bedroom one has a double glazed window to the front of the property, a radiator to one wall, skimmed walls and ceiling, carpeted flooring and a feature fireplace. Bedroom two has a double glazed window to the rear of the property, a radiator to one wall, skimmed walls and ceiling, along with carpeted flooring. Bedroom three also has a double glazed window to the rear of the property, a radiator to one wall, skimmed walls and ceiling, along with carpeted flooring.

The bathroom has an obscure double glazed window to the front of the property, tiled walls and a skimmed ceiling, with a heated towel rail, a panel enclosed bath with shower over, a wash hand basin, WC and laminate flooring.

- Tenure - Freehold
- Southampton City Council - Band C
- EPC - Grade D

SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

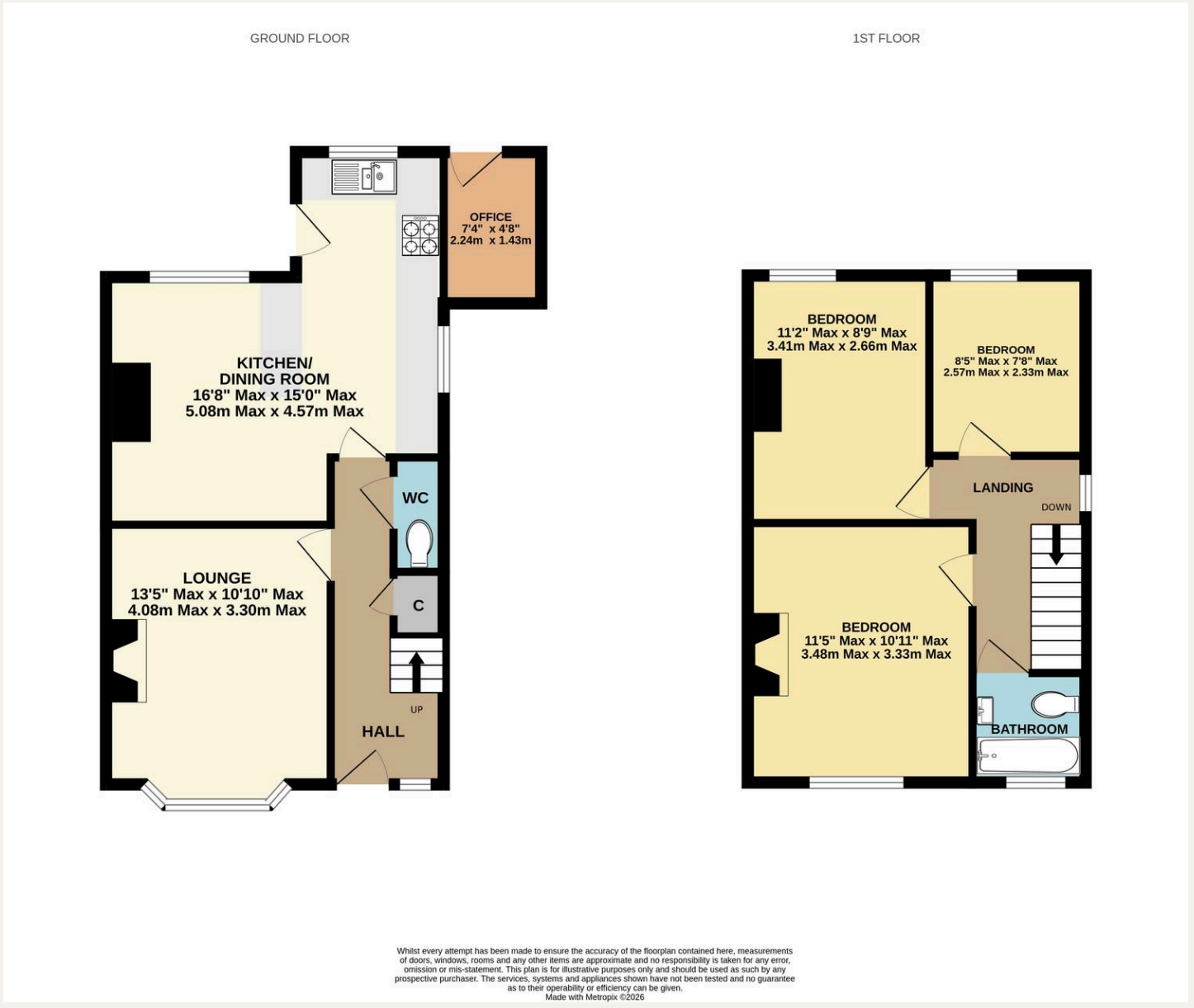
Full Fibre Broadband is available with download speeds of up to 1600 Mbps and upload speeds of up to 115 Mbps. Information has been provided by the Openreach website.

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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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