



 **2**  
Bedrooms

 **1**  
Bathroom



**Available To Let:** This well-presented two bedroom bungalow is nestled in the popular Bitterne Park area of Southampton, offering the perfect blend of comfort, convenience, and community living. Stepping inside, the spacious lounge welcomes you with its ample natural light and well-maintained carpet, creating the ideal atmosphere for relaxing or entertaining. Both bedrooms offer generous proportions; the main bedroom has a built-in wardrobe, good quality carpet, and direct natural light that opens onto the utility area, while the second double bedroom features a large window for an airy, bright feel.

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The modern shower room is thoughtfully designed, boasting a modern suite, a spacious layout, and a small window for ventilation and light. The contemporary kitchen is a highlight, featuring plentiful cupboard space, a stylish finish, and a large window to bring in ever-changing views and sunlight as you create your meals. Off the kitchen, the sizeable utility area features a durable hard floor and a separate door with access directly onto the garden.

Outside, a private driveway provides convenient parking for one car. The raised rear garden—accessed via steps—offers a generous, well-kept outdoor space, perfect for outdoor dining, gardening, or enjoying the sunshine.

In terms of location, Bitterne Park sits on the edge of the beautiful River Itchen and is well-regarded for its sense of community and green spaces. Enjoy easy access to scenic river walks, open sports fields, and local play areas—all a short stroll from your front door. For commuters and explorers, Swaythling train station is around a kilometer away, ideal for straightforward journeys across the region, while regular local bus routes offer quick connections to central Southampton. Supermarkets and convenience shops are close at hand, ensuring everyday needs are easily met.

This delightful bungalow combines practical living with a fantastic location—offering tranquility without sacrificing access to local amenities and transport links. Arrange a viewing today to discover the comfort and convenience this property has to offer.

**Conservatory** 17' 11" x 7' 1" (5.46m x 2.16m)

**Master Bedroom** 10' x 13' 1" (3.05m x 3.99m)

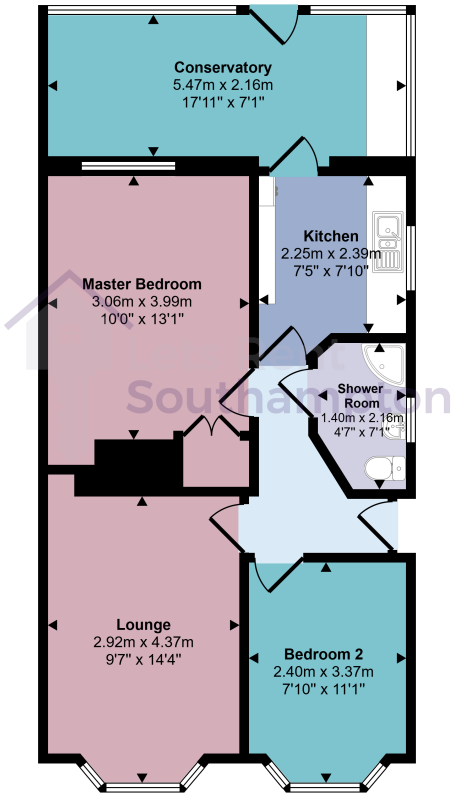
**Kitchen** 7' 5" x 7' 10" (2.26m x 2.39m)

**Shower Room** 4' 7" x 7' 1" (1.40m x 2.16m)

**Lounge** 9' 7" x 14' 4" (2.92m x 4.37m)

**Bedroom 2** 7' 10" x 11' 1" (2.39m x 3.38m)

Approx Gross Internal Area  
62 sq m / 672 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) A                                     |         |                         |
| (81-91) B                                   |         | 87                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 65      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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