



Oaktree Road, Southampton SO18 1PL

welcome to

Oaktree Road, Southampton

* THREE BEDROOM SEMI-DETACHED HOUSE * MODERN KITCHEN/DINER WITH BI-FOLDING DOORS TO REAR GARDEN * DOWNSTAIRS W/C & UPSTAIRS BATHROOM * LANDSCAPED REAR GARDEN * DRIVEWAY FOR 3 CARS * GARAGE * BEAUTIFULLY PRESENTED THROUGHOUT *

Front Garden

Paved driveway suitable for three cars, access to garage and property.

Entrance Hall

Access to all rooms, gas radiator, under stairs storage, laminate flooring.

W/C

Low level w/c, wash hand basin, gas radiator, extractor fan.

Lounge

Double glazed bay window to the front aspect with fitted shutters, gas radiator, laminate flooring.

Kitchen/Diner

Integrated appliances, dishwasher, fridge/freezer, washing machine, hot water tap, sink and drainer, electric hob, overhead extractor, island, spot lights, dining area, gas radiator, storage cupboard, bi-folding doors leading to rear garden, double glazed window to the side aspect.

Landing

Access to all rooms, loft hatch, carpet throughout, double glazed window to the side aspect.

Bedroom One

Double glazed bay window to the front aspect with fitted shutters, laminate flooring, built in wardrobes, gas radiator.

Bedroom Two

Double glazed window to the rear aspect, gas radiator, laminate flooring, two TV points.

Bedroom Three

Double glazed window to the rear aspect, carpet throughout, gas radiator.

Bathroom

Bath with overhead shower, low level w/c, wash hand basin, tiled walls, extractor fan, heated towel rail, storage cupboard, double glazed window to the front aspect.

Loft Space

Partially boarded, light, pull-out ladder.

Rear Garden

East facing enclosed rear garden with steps up to lawn area, raised seating area, four outside sockets, outdoor lights, outside tap.





Situated in the highly desirable Bitterne Park area, this attractive three-bedroom semi-detached home offers an exceptional opportunity for families. Positioned within the Bitterne Park School catchment area and just moments from the open green spaces of Riverside Park, the property enjoys the perfect balance of convenience and lifestyle.

The ground floor is thoughtfully arranged and beautifully presented, comprising a welcoming lounge, a convenient downstairs w/c and a modern, well-appointed kitchen/diner. The kitchen is a real feature of the home, with contemporary finishes and bi-folding doors that open directly onto the rear garden. Upstairs, the property offers three well-proportioned bedrooms along with a stylish modern family bathroom.

Externally, the home continues to impress with a fantastic-sized landscaped rear garden. To the front, there is a driveway providing parking for up to three vehicles, as well as a garage, offering excellent storage and practicality.

Presented in excellent decorative order throughout, this is a great family home in a sought-after location, and early viewing is highly recommended.



view this property online fox-and-sons.co.uk/Property/BIT112262



welcome to

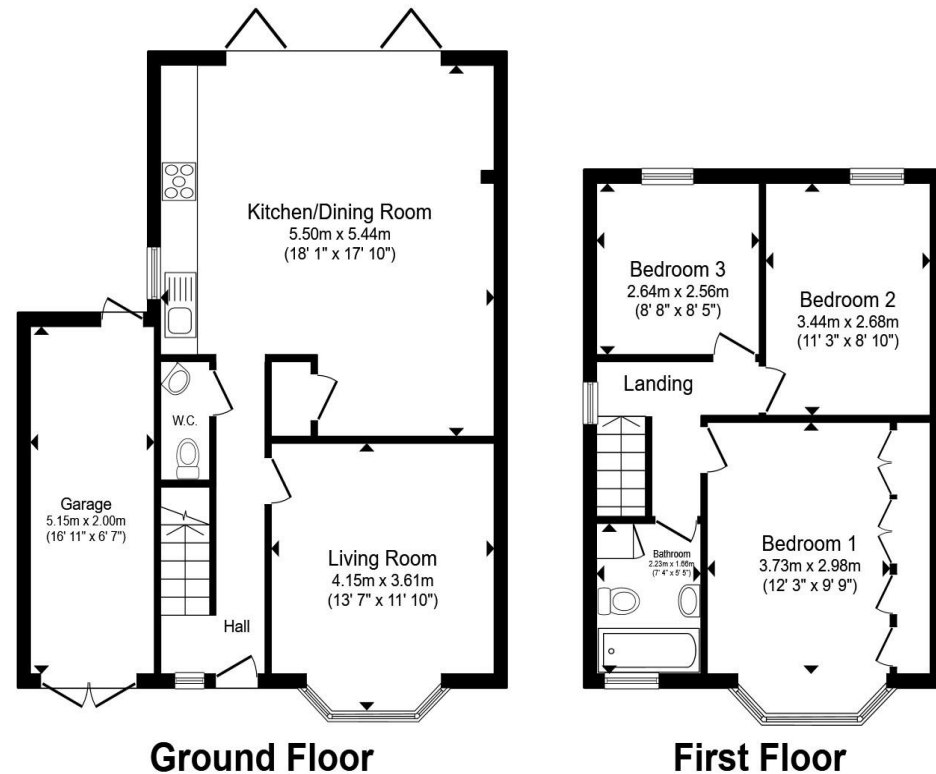
Oaktree Road, Southampton

- Semi-Detached House
- Three Bedrooms
- Beautifully Presented Throughout
- Modern Kitchen/Diner with Bi-Folding Doors
- Downstairs W/c & Upstairs Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£400,000



Total floor area 101.6 m² (1,094 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

 fox & sons

view this property online fox-and-sons.co.uk/Property/BIT112262



Property Ref:

BIT112262 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 fox & sons



023 8044 6724



Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON,
Hampshire, SO18 5RS



fox-and-sons.co.uk