

3 bedroom semi-detached house for sale, Oaktree Road, Southampton SO18 (2400 GE



Location **South West, Hampshire**
<https://www.freedasz.co.uk/x-165644-z>

Set in the very sought after location of Bitterne Park is this three bedroom semi detached family home. The property offers spacious living accommodation comprising of entrance hall, upon entering the lounge you will notice a large bay window allowing light to flood into the room, the dining room benefits from french doors with views overlooking the rear garden which is idea for entertaining family and friends alike and a refitted kitchen, again with access to the rear garden. First floor offering three bedrooms and a family bathroom/WC. To the outside there is a front garden and a mature rear garden offering various shrubs and borders and a early viewing is highly recommended to appreciate the size and accommodation on offer. EPC Grade D. A copy of the EPC is available on request. Location The property is situated in the popular location of Bitterne. Bitterne which offers local amenities such as: Tescos, a post office, pharmacy and food outlets. Bitterne Park secondary school, local parks and further local amenities such as: Independent Bakers and Green Grocers. Bitterne Centre and Southampton City Centre is within close proximity. Our View In our opinion the property is offered as an ideal property for a growing family or clients who are looking to downsize due to the reputation of the locals schools. We anticipate a large amount of interest in the property so please contact the office to arrange and internal inspection. Entrance Hall Lounge 12' 11" (into bay window and narrowing to) x 11' 7" L Shape 12' 9" (into recess) x 0' 0" (3.94m (into bay window and narrowing to) x 3.53m L Shape 3.89m (into recess) x 0m) Dining Room 11' 2" (into recess) x 9' 10" (3.4m (into recess) x 3m) Kitchen 9' 11" (inclusive of units) x 7' 4" (inclusive of units) (3.02m (inclusive of units) x 2.24m (inclusive of units)) Master Bedroom 13' 5" (into bay window and narrowing to) x 11' 7" L Shape 12' 9" (into recess) x 0' 0" (4.09m (into bay window and narrowing to) x 3.53m L Shape 3.89m (into recess) x 0m) Bedroom 12' 7" (narrowing to) x 9' 8" L Shape 9' 11" x 0' 0" (3.84m (narrowing to) x 2.95m L Shape 3.02m x 0m) Bedroom 9' 2" (into recess) x 7' 8" (into recess) (2.79m (into recess) x 2.34m (into recess)) Bathroom / WC Rear Garden IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller!

023 8168 0106

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