

# WHITE & GUARD



5 Hillside Avenue  
Bitterne Park  
Southampton  
SO18 1LD



# 5 Hillside Avenue

Offers In Excess Of £350,000

## INTRODUCTION

An attractive three-bedroom detached family home presented in excellent decorative order throughout and situated in the sought-after area of Bitterne Park.

Accommodation on the ground floor briefly comprises a lounge with box bay window, dining room with patio door to the rear, a modern fitted kitchen, utility room and cloakroom.

On the first floor, there are three bedrooms and a family bathroom.

Additional benefits include Bitterne Park School catchment, a driveway and side access through to an attractive rear garden.



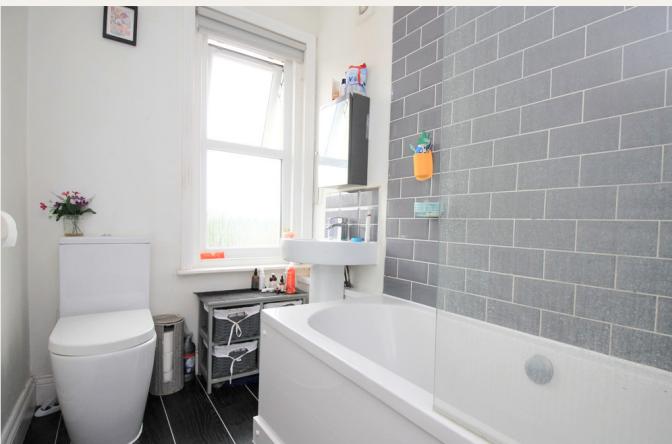
## LOCATION

Within catchment for Bitterne Park school and close to Bitterne itself, which has a thriving centre that offers a broad range of shops and general amenities along with its own infant, junior, primary and senior schools, the property therefore is also within easy access of Southampton's city centre and mainline railway station. Southampton Airport is also around twenty minutes away and all main motorway access routes are also close by, including M3, M27 and A3 to London.

## INSIDE

The property is accessed via the front door which opens through into the entrance hall. The hallway has a radiator to one wall, stairs to the first floor and doors leading to all principal rooms.

The lounge is located to the front of the property and has a double glazed box bay window, a radiator to one wall and carpeted flooring. The dining room has wood effect flooring, a radiator to one wall and a double glazed door opening to the rear which leads out to the garden. There is a walkway that leads into the kitchen. The kitchen itself has a double glazed window to the side of the property, is fitted with a modern range of wall and base units with cupboards and drawers under, has a stainless sink and drainer, along with fitted worktops. There is an integrated oven and microwave along with an inset gas hob which has an extractor over. A door to the rear of the kitchen then leads through to the utility room which has a double glazed window to the rear, space and plumbing for a washing machine and tumble dryer, as well as an electric radiator to one wall. To one side of the utility room is the downstairs cloakroom which has a wash hand basin and WC.



On the first floor landing there is access to the loft, has an airing cupboard which houses the combination boiler and carpeted flooring, with doors to all three bedrooms and the family bathroom.

The master bedroom has a double glazed window to the front of the property, a radiator to one wall, space for a wardrobe and has carpeted flooring whilst bedroom two has a window to the rear of the property, a radiator to one wall and wood effect flooring. Bedroom three is also located to the rear, has a radiator to one wall and carpeted flooring. The family bathroom is found to the front of the property and has an obscure double glazed window, part tiling, a panel enclosed bath with mains rainfall shower hear over, glass

shower screen, wash hand basin, WC and benefits from a radiator to one wall.

## OUTSIDE

The front garden is laid to paving and a dropped kerb provides off road parking. A wooden gate to one side leads down the side of the property and into the rear garden. The attractive rear garden is laid in part to crazy paving, with stone chippings and has trees on one side and a planted border on the other. A small set of steps then leads up to an area which is laid to lawn with a pathway to one side leading down to the garden shed. The garden is fully enclosed by wooden fence panelling.

## SERVICES:

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

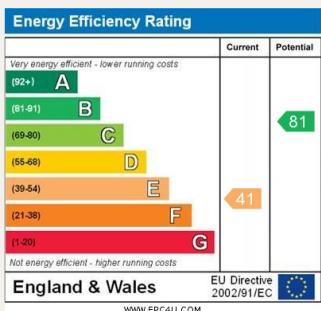
## TENURE:

Freehold

## COUNCIL TAX:

Band C

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