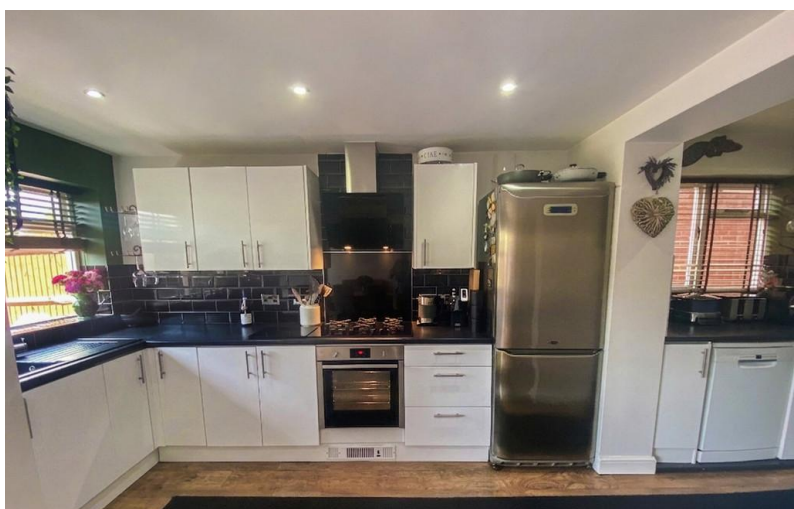


FOR SALE



Deacon Road, Bitterne

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £375,000


MARTIN&CO



Deacon Road, Bitterne

3 Bedrooms, 1 Bathroom

Asking Price Of £375,000

- • Three-bedroom semi-detached family home
- • Open-plan lounge and dining areas
- • French doors to south-facing garden
- • Light kitchen with utility area

This three-bedroom semi-detached house is offered ****for sale**** in Bitterne and is presented in good condition, ideal for families seeking practical living space with access to local amenities and schools.

The ground floor features an open-plan layout with two reception areas, both with laminate flooring. The main lounge includes a fireplace and built-in shelving, while the dining area benefits from a garden view and French doors opening directly onto the south-facing garden. The open-plan kitchen offers good natural light, the utility area has space for under counter appliances along with worktop to house all your household gadgets. At the front of the house a separate study with built in bookcase, accessed via a glazed door from the hallway and with a further double-glazed door into the lounge, provides a useful workspace or homework room.

Upstairs, the accommodation comprises a master bedroom, one further double bedroom and a single bedroom. The family bathroom includes a rain shower, built-in storage and a heated towel rail. The property also benefits from an EPC rating of D and is in Council Tax band C.

Externally, there is a south-facing garden, driveway parking and a single garage.

The house is well positioned for local amenities in Bitterne, with nearby shops, cafés and services available in the surrounding area. Families will appreciate access to nearby schools and local walking routes. Public transport links are available via nearby bus services into Southampton city centre and towards the waterfront, while Sholing and Woolston railway stations provide connections to Southampton Central and Portsmouth, with onward services to London.





HALL - 1.91M X 3.99M

STUDY - 3.71M X 2.94M

SITTING ROOM - 4.34M X 3.23M

DINING AREA - 3.75M X 2.94M

KITCHEN AREA - 1.96M X 4.03M

MASTER BEDROOM - 4.05M X 3.30M

BEDROOM 2 - 3.46M X 3.42M

BEDROOM 3 - 2.66M X 2.13M

BATHROOM - 1.91M X 1.89M





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM





Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.co.uk

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.