



Macnaghten Road - £275,000

Stanford  
Est 2005



# 52 Macnaghten Road, Bitterne Park, Southampton, SO18 1GJ

Asking Price £275,000

Stanford Estate Agents are delighted to present this impressive two bedroom detached house in Bitterne Park. The property is in need of some updating & boasts a lounge, dining room utility room, cloakroom, workshop & a stunning four piece family bathroom. An internal viewing is highly recommended.

## ENTRANCE PORCH:

Door leading to:

## LOUNGE: (14'0" x 13'11")

Coved & textured ceiling, double glazed window to front aspect, two radiators, gas fire.

## INNER HALL:

Obscure double glazed window to side aspect, stairs to first floor landing.

## DINING ROOM: (14'1" x 12'11")

Coved & textured ceiling, obscure double glazed window to side aspect, two radiators, double glazed window to rear aspect, under stairs storage cupboard.

## KITCHEN: (11'10" x 9'10")

Coved & textured ceiling, double glazed window to side aspect, double glazed door to side aspect, a range of wall mounted & base level units, roll top work surfaces, radiator, gas cooker point, space for a fridge/freezer, stainless steel sink & drainer, part tiled walls.

## UTILITY ROOM: (7'7" x 6'3")

Smooth plaster ceiling, inset down lighting, obscure double glazed window to rear aspect, base level units, roll top work surfaces, radiator, space & plumbing for a washing machine, space for a tumble dryer, stainless steel sink & drainer with mixer tap above, tiled floor.

## WC:

Smooth plaster ceiling, obscure double glazed window to side aspect, inset down lighting, low level WC, fully tiled walls, tiled floor.

## REAR LOBBY:

Double glazed door to rear aspect leading out to the rear garden.

## FIRST FLOOR LANDING:

Wood paneled ceiling, loft hatch, radiator.

## BEDROOM 1: (14'3" x 14'1")

Coved & textured ceiling, double glazed window to front aspect, two radiators.

## BEDROOM 2: (13'0" x 9'10")

Textured ceiling, obscure double glazed window to side aspect, radiator.

## FAMILY BATHROOM: (11'2" x 9'7")

Smooth plaster ceiling, inset down lighting, obscure double glazed window to side aspect, airing cupboard, heated towel rail, radiator, panel enclosed bath, low level WC, fully tiled double shower, fully tiled walls.

## FRONT GARDEN:

Courtyard front garden with drop curb & shared access leading to the rear garden.

## REAR GARDEN:

The enclosed & secluded rear garden is mainly laid to patio with side access via a gate.

## WORKSHOP: (15'8" x 8'2")

With power & light, double glazed door to front aspect, obscure double glazed window to front aspect.

## OTHER INFORMATION:

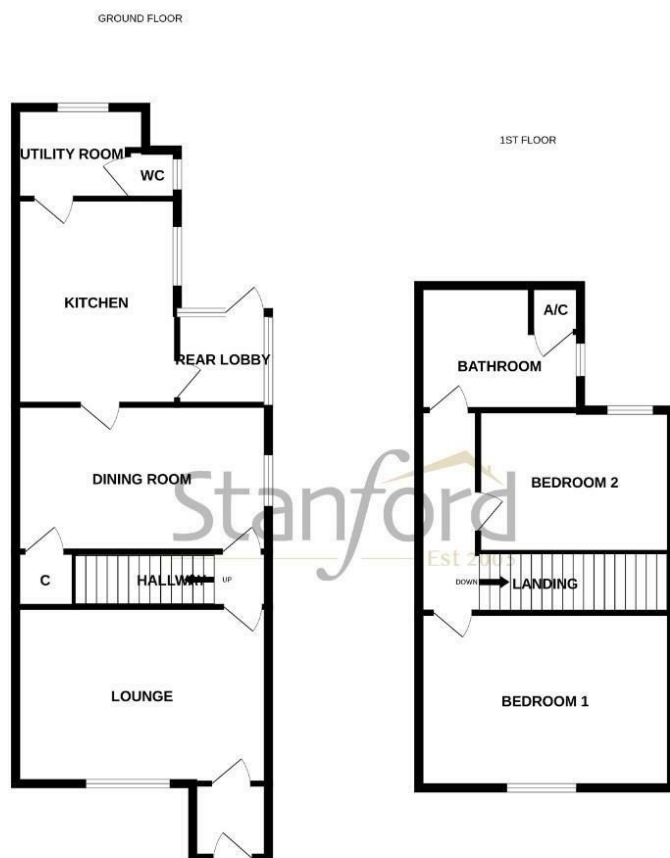
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: Bitterne Park Primary School

SECONDARY SCHOOL: Bitterne Park School



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metreapp CC2024.

Tel: 023 8202 9966  
 Email: bitterne@stanfordestateagents.co.uk  
 Address: 394 Bitterne Road, Bitterne, SO18 5RS

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

