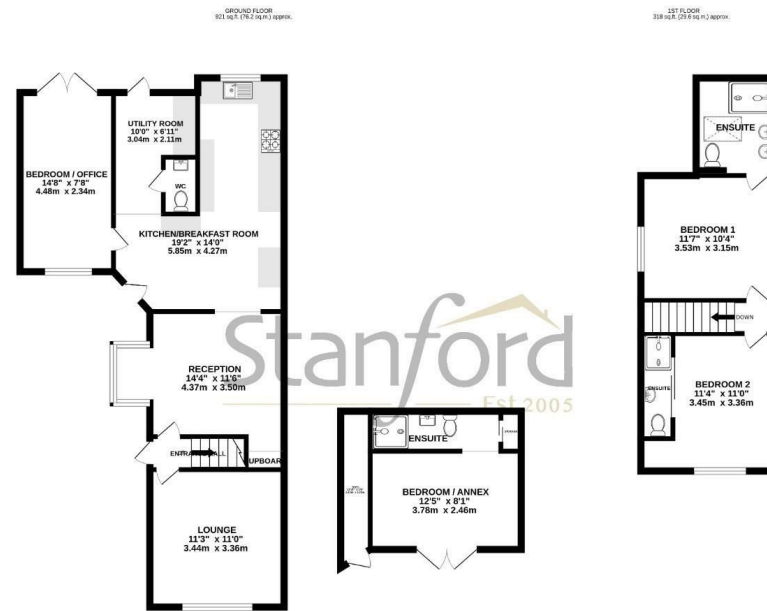


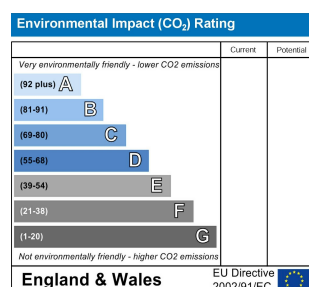
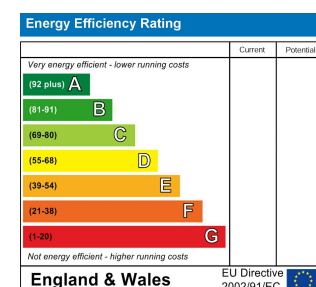
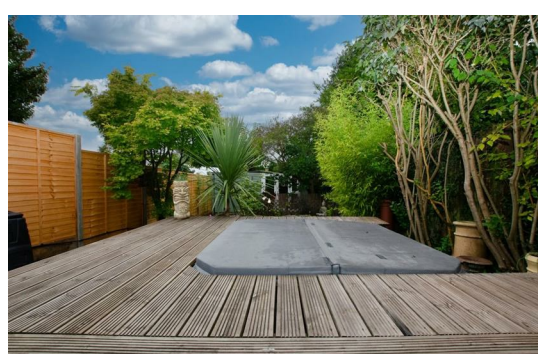
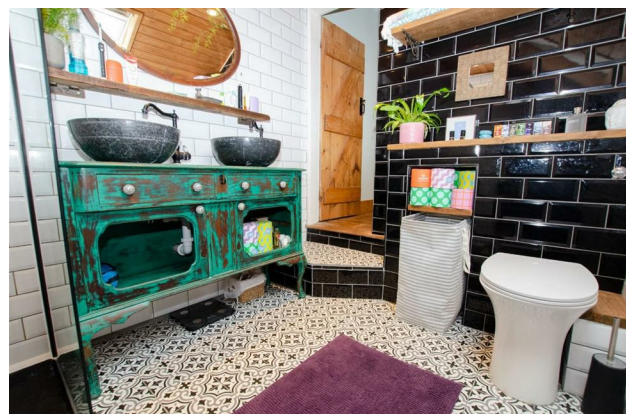
# 45 Dean Road, Bitterne Village, Southampton, SO18 6AQ

**Price Guide £375,000**

Stanford Estate Agents are delighted to offer for sale this impressive three bedroom semi detached family home, perfectly situated on this highly sought after road close to local schools, shops and amenities. The property boasts charm and character throughout and accommodation offers three good sized bedrooms, two reception rooms, a 19ft modern fitted kitchen/breakfast room, downstairs cloakroom and two en suite shower rooms. Benefits include a landscaped secluded rear garden, a self contained annex and ample off road parking to the front. Offered with no onward chain, internal viewings are strongly recommended to avoid disappointment.



TOTAL FLOOR AREA: 1139 sq.ft. (105.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of all areas, including rooms and any other areas are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The number, content and location of doors have not been noted and no guarantee as to their quantity or efficiency can be given.  
 Made with MyPlan 10/20



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 Address: 394 Bitterne Road, Bitterne, SO18 5RS



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

