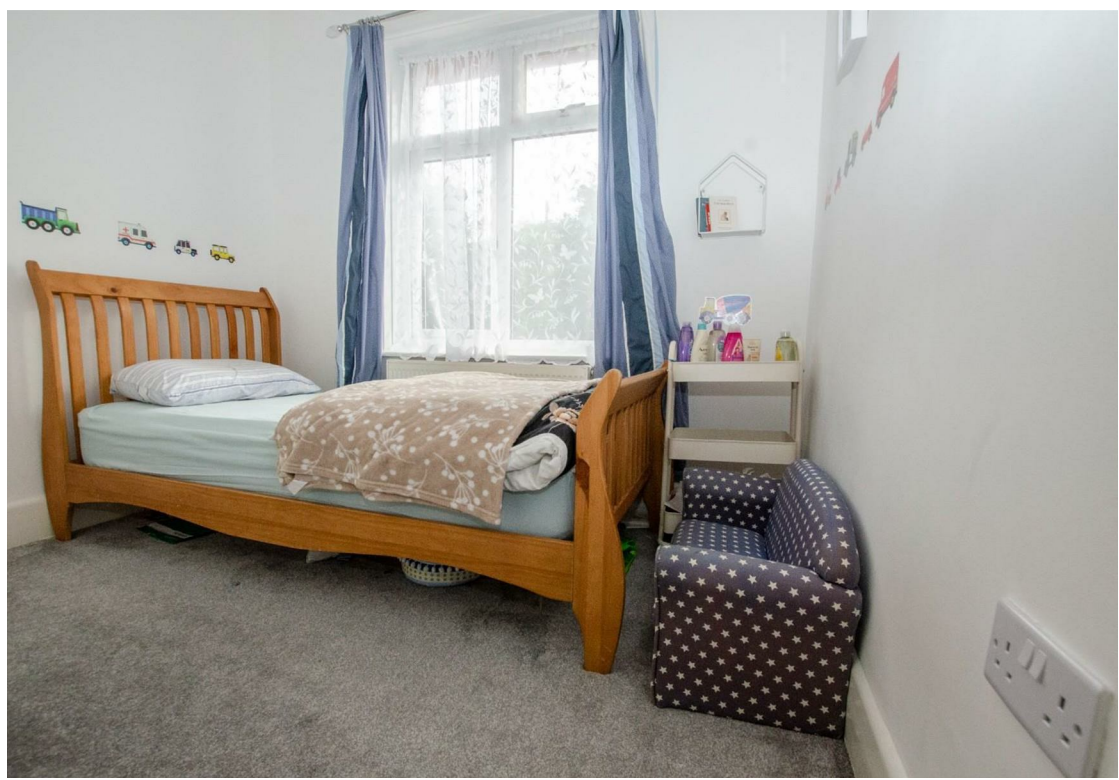




Bullar Road - £375,000

Stanford
Est 2005



Kenville Bullar Road, Bitterne Park, Southampton, SO18 1GS

Price Guide £375,000

Stanford Estate Agents are delighted to offer for sale this spacious and extended semi detached family home, perfectly situated on this highly sought after road, ideally located within short walking distance of local schools, shops and amenities. The property offers three good sized bedrooms, two reception rooms, an 18ft modern fitted kitchen, a downstairs shower room and upstairs family bathroom. Benefits include a private and secluded rear garden and off road parking. A great family home that must be viewed to avoid disappointment.

Entrance Hall:
Stairs to first floor landing, understairs cupboard, double radiator, doors to rooms.

Lounge: (13'2" x 13'2")
Double glazed bay fronted window, double radiator, tall ceilings, picture rail.

Dining Room: (12'11" x 10'5")
Patio sliding doors to rear aspect, double radiator, smooth plaster ceiling.

Kitchen: (18'1" x 9'8")
Range of modern wall and base level units with squared edge contrasting worksurfaces, inset sink and drainer, gas hob and oven with extractor over, space and plumbing for a fridge/freezer, integrated dishwasher, large feature skylight, part tiled walls, tiled flooring, ceiling downlighters, double glazed window to rear aspect.

Utility Area:
Space and plumbing for washing machine and tumble dryer.

Shower Room:
Modern suite comprising walk in shower cubicle, low level WC, vanity wash hand basin with drawers below, heated towel rail, obscure double glazed window to side aspect.

First Floor Landing:
Doors to bedrooms and bathroom, access to loft space.

Master Bedroom: (13'2" x 13'2")
Double glazed bay fronted window, double radiator, built in wardrobes, smooth plaster ceiling.

Bedroom Two: (12'10" x 10'5")
Double glazed window to rear aspect, double radiator, built in wardrobes.

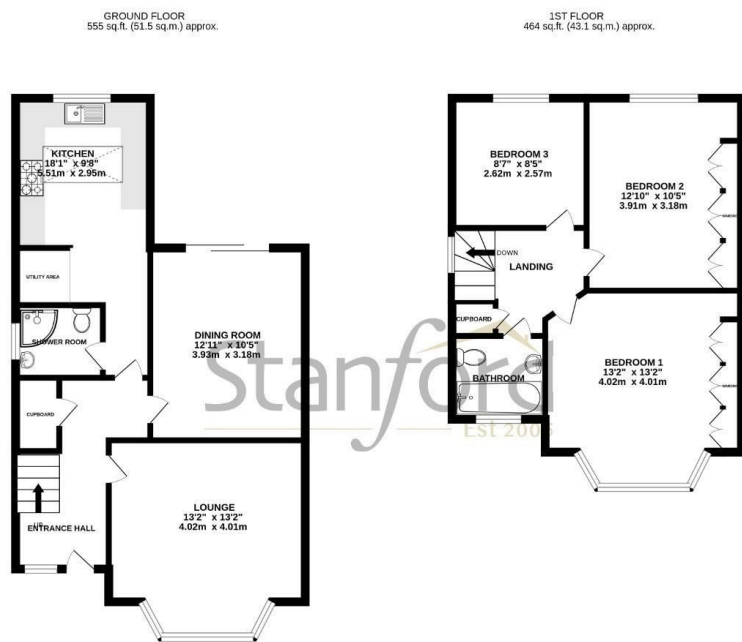
Bedroom Three: (8'7" x 8'5")
Double glazed window to rear aspect, double radiator, smooth plaster ceiling, space for wardrobes.

Bathroom:
Modern suite comprising panel enclosed bath with shower over, low level WC, vanity wash hand basin with drawers below, heated towel rail, obscure double glazed window to front aspect, tiled walls and flooring.

Front:
Off road parking, path leading to front door, mature shrub borders.

Rear Garden:
Patio seating and entertaining space, secluded and mainly laid to lawn with flower and shrub borders, panel fence surround, summer house/potential office.

Other Information:
Local Council: Southampton City Council
Council Tax Band: A
Sellers Position: Vendors Suited
Local Primary School: Bitterne Park Primary School
Secondary School: Bitterne Park School



TOTAL FLOOR AREA: 1019 sq.ft. (94.7 sq.m.) approx.
We are pleased to have been made to receive the accolade of the 'Best' award from the Estate Agent Guide Awards 2021. All room, window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used in conjunction with the prospectus. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency. See also: stanford.co.uk



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

Environmental Impact (CO ₂) Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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