



sparks ellison

13 Panwell Road, Bitterne, SO18 6BJ

£265,000

A rare and much coveted opportunity to acquire a character semi detached property in Bitterne Village constructed in the late 1800s and conveniently situated within walking distance to the centre of Bitterne itself. The property occupies a wonderful plot which measures approximately 110' x 33' in total and lends itself to extending the property, providing a great deal of potential to create a spacious family home. 13 Panwell Road has been in the current sellers family for decades and whilst it has been well cared for, it would today benefit from updating and modernisation throughout, and is offered for sale with no forward chain.

ACCOMMODATION

Ground Floor

Entrance Hall:

Stairs to first floor.

Sitting Room:

11'2" x 10 (3.40m x 3.05m) Gas fire.

Dining Room:

11'2" x 10'4" (3.40m x 3.15m) Gas fire, under stairs cupboard.

Kitchen:

11'2" x 8'1" (3.40m x 2.46m) Sink unit, space and plumbing for appliances, larder cupboard.

Inner Hallway:

Door to outside, airing cupboard.

Bathroom:

Suite comprising bath and sink unit.

Cloakroom:

Suite comprising WC.

First Floor

Landing:

Bedroom 1:

11'3" x 10'4" (3.43m x 3.16m) Built in cupboard.

Dressing Room:

8'9" x 8'3" (2.67m x 2.51m)

Bedroom 2:

11'2" x 10'5" (3.40m x 3.17m) Built in wardrobe.

OUTSIDE

The total plot extends to approximately 110' x 33' and represents a truly outstanding feature of the property. The well tended gardens surround the property on three sides and to the front a gate leads to a path to the front door and the end of the garden. Well manicured lawned areas are surrounded by planted borders with an area providing space for an allotment and home grown fruit and vegetables all enclosed by fencing. Subject to the normal consents the gardens provide ample space to create off road parking.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1871

Approximate Area:

816sqft/75.7sqm

Sellers Position:

No forward chain

Heating:

Two gas fires.

Windows:

UPVC double glazed (except dressing room)

Infant/Junior School:

Some schools do not use a local authority designated catchment area This could mean that this property is in the catchment area of more schools than those listed in a catchment finder.

Secondary School:

Some schools do not use a local authority designated catchment area This could mean that this property is in the catchment area of more schools than those listed in a catchment finder.

Local Council:

Southampton City Council - 02380 833009

Council Tax:

Band C

Agents Note:

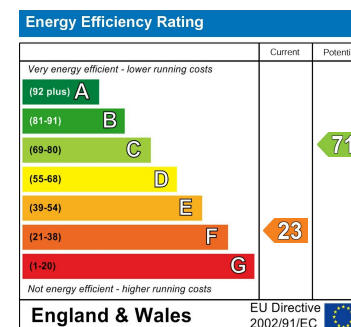
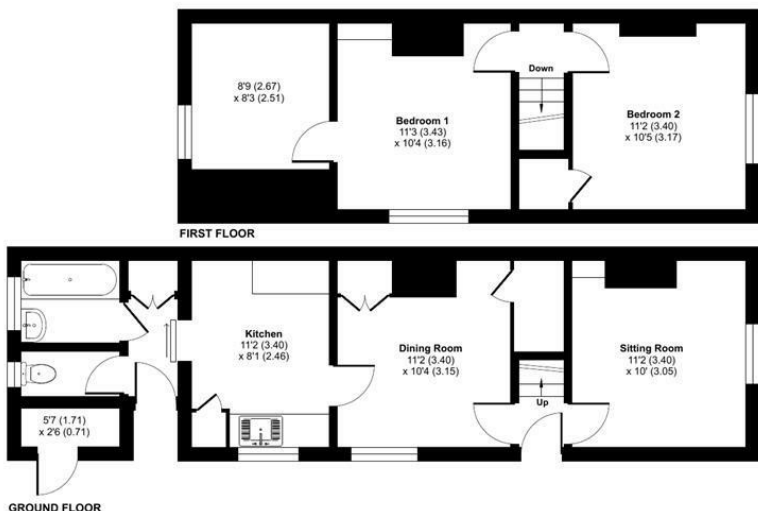
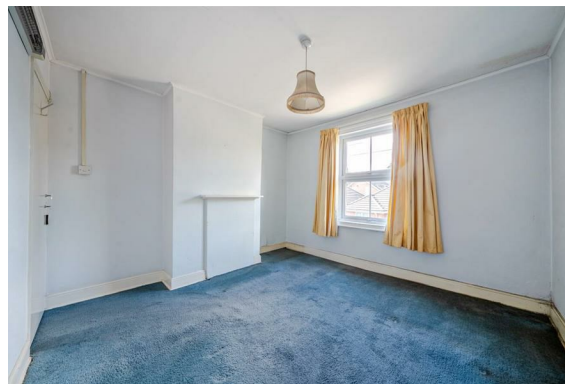
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.

Agents Notes:

Please be advised that this property is connected to an employee of Sparks Ellison Ltd.



Ground Floor = 453 sq ft / 42 sq m
 First Floor = 349 sq ft / 32.4 sq m
 Outbuilding = 14 sq ft / 1.3 sq m
 Total = 816 sq ft / 75.7 sq m
 For identification only - Not to scale



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Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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 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 Sparks Ellison nor any of its employees or agents has any 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 a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



