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Bitterne Park

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## Dimond Road Southampton SO18 1JS

THREE/FOUR BEDROOM DETACHED HOUSE

- No Forward Chain •
- Double glazed •
- Gas central heating •
- Westerly facing garden •

(ref: 842898 )

**Guide Price £330,000**

Energy Efficiency Rating		Current	Potential
Most energy efficient - lowest running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(48-54)	E		59
(35-47)	F		
(1-34)	G		
Most energy inefficient - highest running costs			
England, Scotland & Wales			

Located on a popular residential road in Bitterne Park, this attractive family home would make a superb purchase, and with tenants vacating this January will be offered with no forward chain.

Downstairs features a large reception room to the front with a pretty bay window, corner fireplace and there is a separate, good sized family sized kitchen. This has plenty of workspace and access to the garden. The rear reception room is a great space, and provides a superb, bright family area with direct access to the rear garden patio through wide double doors. There is a large fireplace and smart original wood flooring.

Upstairs are three double bedrooms, and a study/nursery/fourth bedroom, offering a staircase to the loft, and each provides space for ample free standing furniture. There is a good sized modern family bathroom, and throughout the house there is double glazing and gas central heating.

The rear garden is a lovely private space, enjoying a westerly aspect and is mainly laid to lawn, with a raised patio area. This charming house is located close to Bitterne Park School as well as the convenient local amenities of the Bitterne Park parade of shops, and would make a superb family home. Please contact the office to arrange a viewing.

Lounge 4.67m (15'4) x 4.09m (13'5)  
 Dining Room 4.75m (15'7) x 3.66m (12')  
 Kitchen 4.32m (14'2) x 2.87m (9'5)  
 Bedroom 1 4.67m (15'4) x 3.48m (11'5)  
 Bedroom 2 3.25m (10'8) x 2.87m (9'5)  
 Bedroom 3 3.73m (12'3) x 2.84m (9'4)  
 Nursery/Bedroom 3.58m (11'9) x 1.73m (5'8)  
 Bathroom 2.84m (9'4) x 1.55m (5'1)





GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE  
 Made with Metroplan 3.0.18

Details prepared by Andrew Mathys

**PLEASE NOTE:**

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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